

RECEIVED

NOV 24 2020

TOWN CLERK

November 23, 2020

To the Stockbridge Select Board:

Attached are supporting documents related to a request for a Special Permit to replace the decrepit garage on our property at 22 Yale Hill Road. We are advised by the Building Inspector that the proposed project needs a Special Permit because of setback requirements (per Zoning By-law 6.1.2).

The new garage is a manufactured structure that will sit on the existing pad/foundation of the previous garage, which has now been demolished. In fact, the pad has been reduced in size to 14' x 24' (from 14' x 30"). The new garage will be substantially similar in appearance to the old one, with board and batten siding, the same roof height and, as noted above, a slightly smaller footprint. The garage will be delivered by truck partially completed, with the roof to be finished on-site.

We look forward to working with you to expedite the issuance of the Special Permit. Thank you.

Liz and Ned Hazen  
22 Yale Hill Road  
hazen.ned@gmail.com  
elizabeth@gmail.com  
617-529-9669 (Ned)  
617-943-6702 (Liz)  
Mailing address:  
4 Candleberry Lane  
Belmont, MA 02478

Town of Stockbridge  
Special Permit Application

Fee: \$300.00

Application is hereby made to the <sup>select</sup> Planning Board by:

Applicant (name): NED & LIZ HAZEN

Applicant Signature: C. S. Ym Elizabeth Hazen

Applicant Mailing Address: 4 CAWLEBERRY LANE, BELMONT, MA

On the 19<sup>th</sup> day of NOVEMBER 2020 for property shown on the Stockbridge

Assessors Map # 225, Lot # 045 Book 5696 Page 273

Owner of property: CHAUNCEY E. & ELIZABETH HAZEN

Owner's signature: C. S. Ym Elizabeth Hazen

Address of property: 22 YALE HILL ROAD, STOCKBRIDGE

Mailing Address: 4 CAWLEBERRY LN., BELMONT, MA 02478

Description of property: GARAGE / BARN

Present use of property: GARAGE / BARN

Project Description: REPLACEMENT OF DEERPT STRUCTURE  
WITH NEW MANUFACTURED STRUCTURE

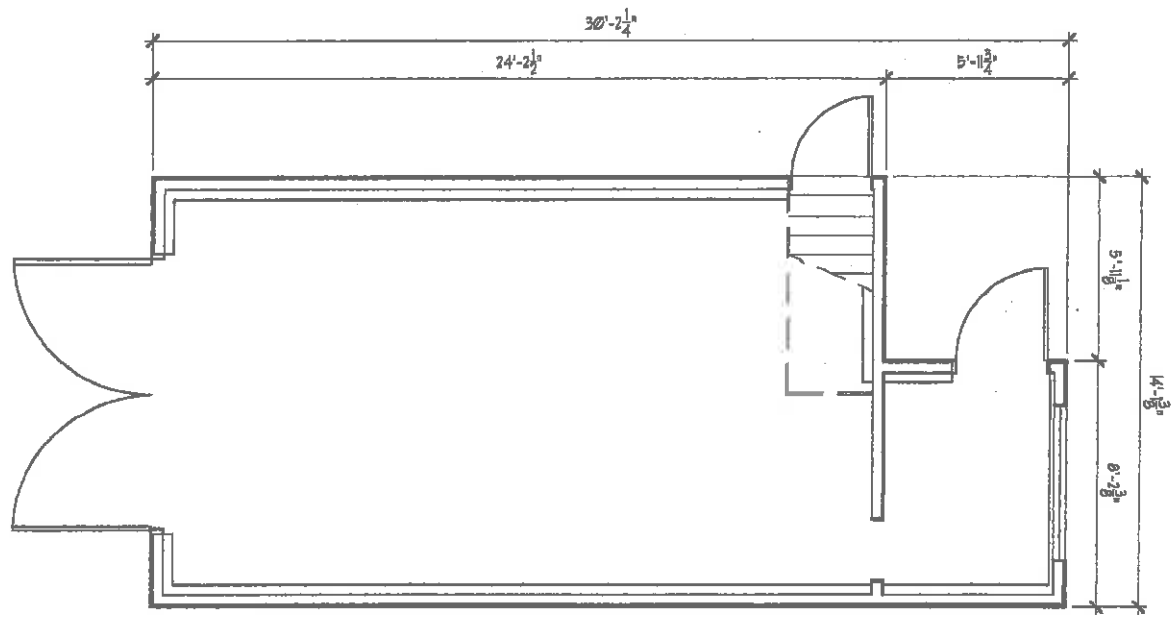
Appropriate Section of Zoning Bylaw: 6.1.2

Attach six sets of scale drawings with measurements showing the existing conditions and proposed changes. Also attach six plot plans showing the locations of all structures and buildings with scaled measurements to all lot lines and between all structures, along with a total of five copies of this application.

All applications must be 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.

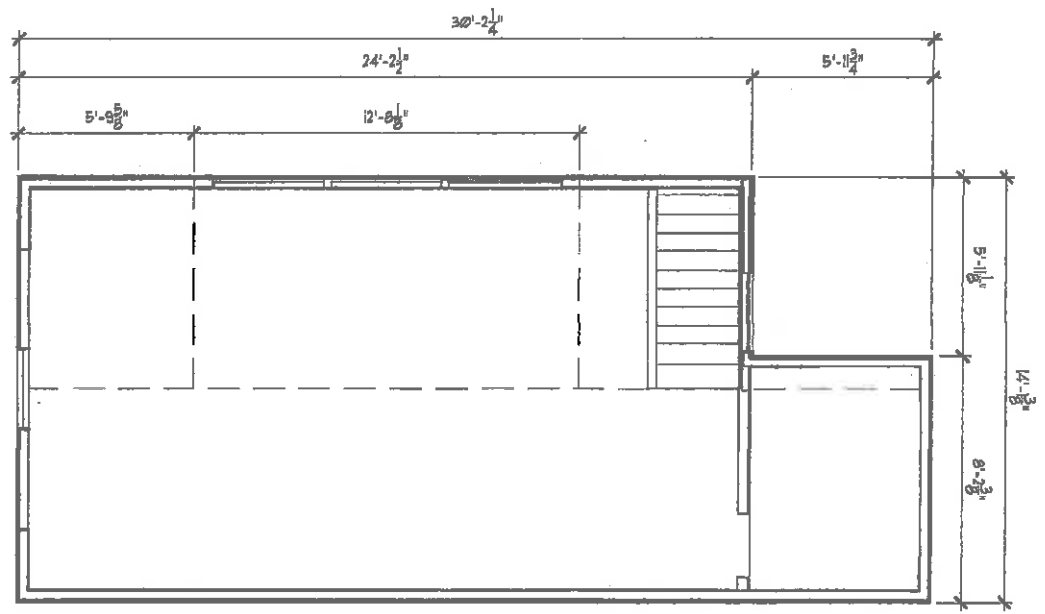
1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"



*existing*

Scale: 1/4" = 1'-0"  
 Drawn By: JIM  
 Check By: ZS  
 Sketch No.:  
**EX-100**

Drawing Name: **EXISTING PLANS**  
 Project Name: **HAZEN GARAGE REMODEL**  
**22 YALE HILL RD, STOCKBRIDGE MA 01262**  
 Issue Date: **06/23/2019**      Drawing Ref.:



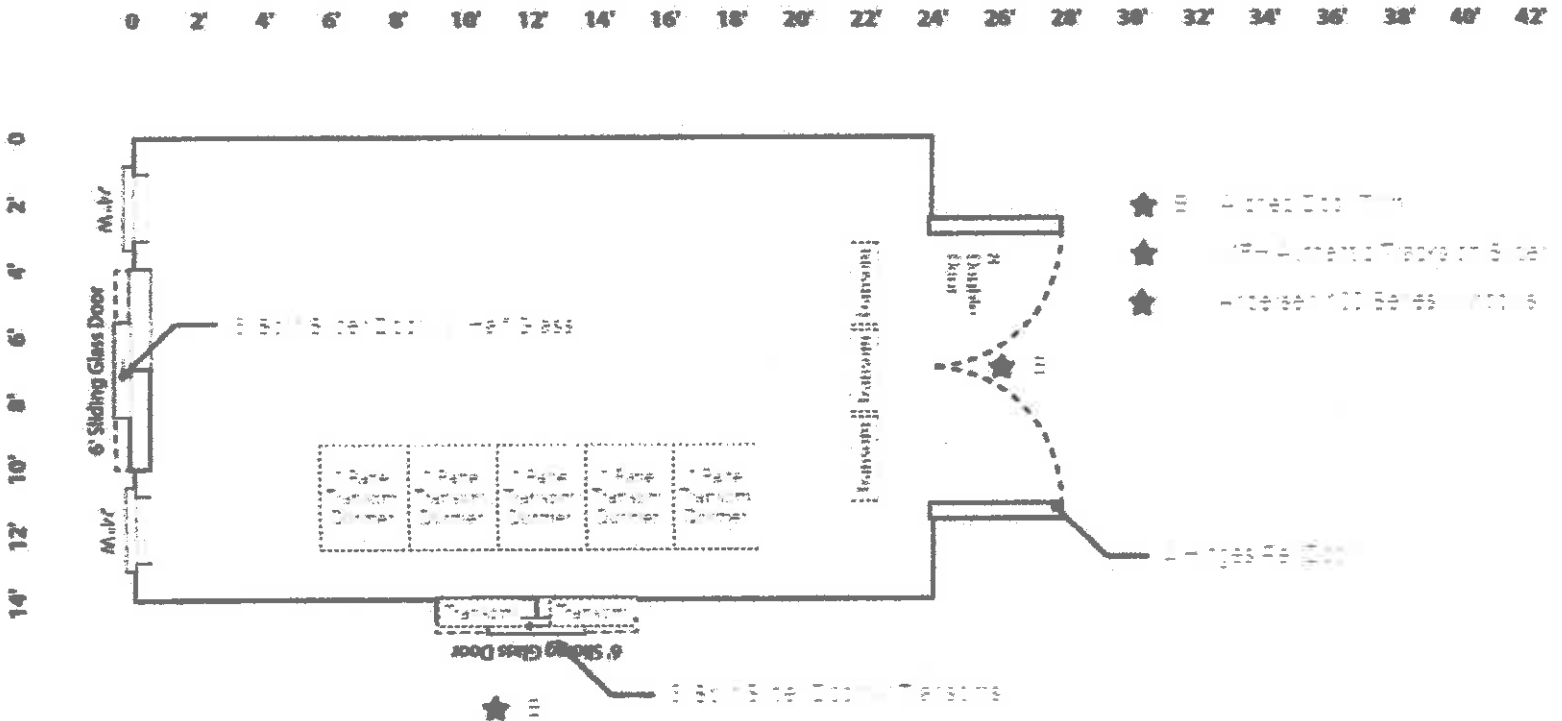
**14x24 Grand Victorian Cape**

<b>Color:</b> Dark Gray	<b>Siding:</b> Duratemp Board & Batten
<b>Trim:</b> Dark Gray	<b>Roof:</b> Architectural Shingles
<b>Roof:</b> Virginia Slate	<b>Window Style:</b> 24x54 4/4 (2)
<b>Window:</b> Black	<b>Shutters:</b> 1x3 Trim
<b>1x3 Trim:</b> Dark Gray	<b>Door Size:</b> 8' Double Door (1)
<b>Door:</b> Dark Gray	<b>Door Trim:</b> Arched
	<b>Transom Window:</b> 3
	<b>Transom Window Location:</b> Above Door (3)
	<b>Transom Dormer:</b> 5 Windows
	<b>Pressure Treated Ramp:</b> 6' (1), 8' (1)

Customer Signature: *Elizabeth Hazen* Date: 10-10-2020

**Special Notes:** Insulated Double Floor, Black Andersen 100 Series Windows Throughout, MFH Board and Batten Siding, 6' Split Sliding Door with 12-Lite Half Glass and Authentic Track, 6' Split Sliding Door with Transoms and Authentic Track and Hardware, MFH Dormer with Andersen Windows

**Layout:**



G. W. G. BERSHIRE  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF MASSACHUSETTS  
 No. 1571, Exp. 6/06  
 Sept 5, 1997 - Hollins  
 IN TOWN OF DEPT. E-17  
 By: *Mary K. O'Brien*  
*Eleanor D. Wilson, registered, Copy*

# Plan Of Land in Stockbridge, Massachusetts

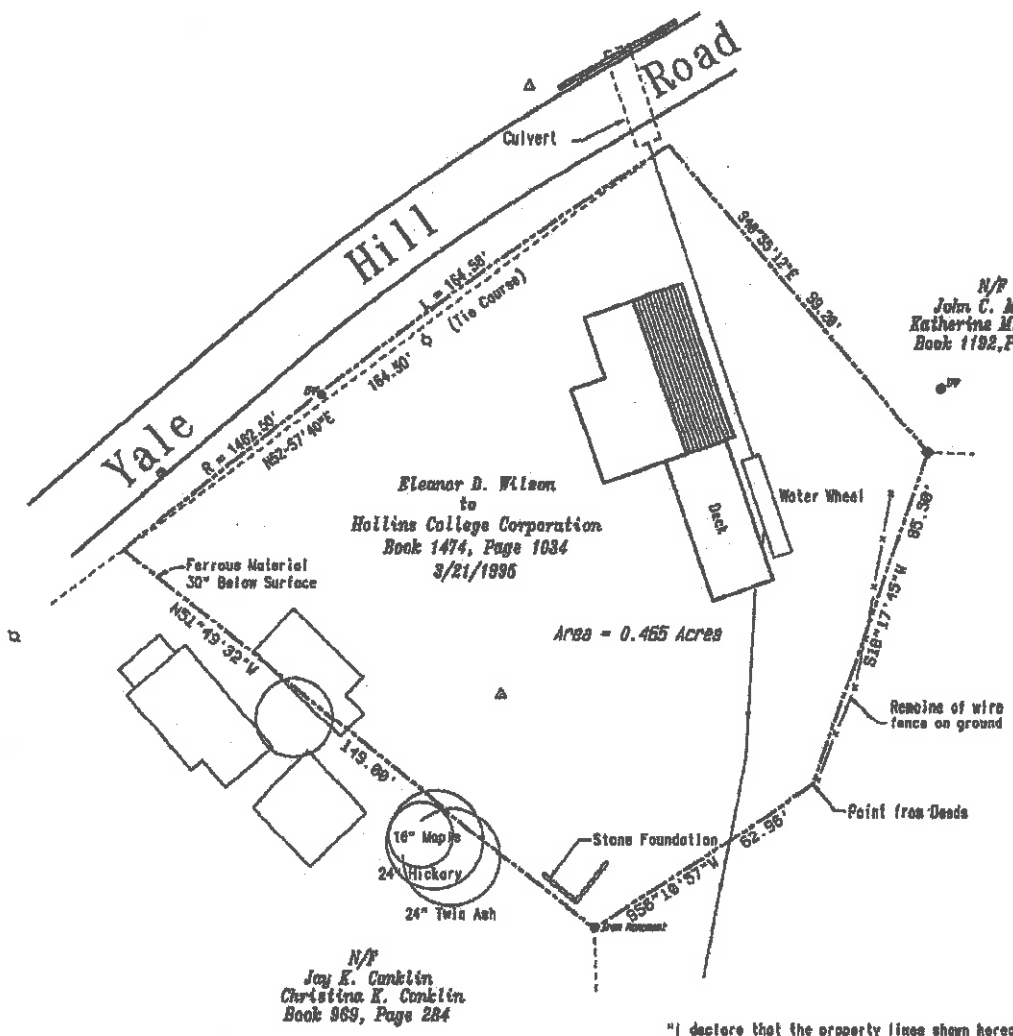
Prepared For  
**Hollins College**  
July 30, 1997



Being that Land described in Central Berkshire  
 Registry of Deeds Book 1474, Page 1034.  
 Grantor: Eleanor D. Wilson Grantee: Hollins  
 College Corporation

**LEGEND**

	Iron Pipe Found
	Stone Bound Found
	Fence Line
	Stream
	Stone Wall



N/P  
 John C. Morris  
 Katherine M. Morris  
 Book 1192, Page 871

N/P  
 Jay K. Conklin  
 Christina K. Conklin  
 Book 969, Page 284

"I declare that the property lines shown hereon are the lines dividing the existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown."  
 Robert G. Brown 7-21-87

NOTE: All parcels are subject to and with the benefit of all rights, restrictions, conditions, assessments, leases, encumbrances, and appurtenances of record.

This plan has been prepared in accordance with the rules and regulations of the Registrars of Deeds.



**ACCORD**  
 ENGINEERING & SURVEYING, INC.  
 314 MAIN STREET  
 GREAT BARRINGTON, MASSACHUSETTS 01230  
 Conducted By: R.G. BROWN  
 CAD By: R.J. VASNER  
 Checked By: R.G. BROWN  
 Job No.: 638

Robert G. Brown 7-21-97



2013 00838088

Bk: 5196 Pg: 160 Doc: DEED  
Page: 1 of 4 06/24/2013 02:57 PM

**KNOW ALL PERSONS BY THESE PRESENTS**

Locus: 22 Yale Hill Road, Stockbridge, MA

That I, ANNA GREY NOE McLENDON, of New Orleans, LA, for consideration paid of TWO HUNDRED TWENTY THOUSAND DOLLARS (\$ 220,000.00) DOLLARS grant to PETER G. FRANCK and KATHLEEN H. TRIEM, husband and wife, whose residential and post office address is 106 Hurlburt Road, Great Barrington, Massachusetts 01230, to hold as Tenants by the Entirety with Quitclaim Covenants, the property situated in the Town of Stockbridge, Berkshire County, Massachusetts, more particularly bounded and described as set forth in Schedule A attached and made a part hereof.

MASSACHUSETTS EXCISE TAX  
Middle Berkshire ROD 001  
Date: 06/24/2013 02:57 PM  
Ctrl# 017008 08232 Doc# 00838088  
Fee: \$1,003.20 Cons: \$220,000.00

HELLMAN & SHEARN  
ATTORNEYS AT LAW  
342 MAIN STREET  
GREAT BARRINGTON,  
MASSACHUSETTS 01230  
(413) 530-4000

SCHEDULE A

Beginning at an iron pin set in a rock at a Southwesterly corner of land now or formerly of Marie Kobbe, and near the Northerly bank of the brook in the supposed Easterly line of the highway leading from Stockbridge past the old Yale sawmill to Lee;

Thence from the true meridian South 57° 45' East nine-nine and two-tenths (99.2) feet along land now or formerly of Marie Kobbe to a marble bound at an angle in line of lands now or formerly of Marion Hague;

Thence South 2° West eighty-five and five-tenths (85.5) feet along lands now or formerly of said Hague to a large white birch tree;

Thence South 32° 25' West, still along land now or formerly of said Hague and crossing the brook sixty-six (66) feet to an iron pin driven in the ground;

Thence North 67° 30' West along lands formerly of Mary C. Barringer, now or formerly of Marion Hague, one hundred forty-nine (149) feet to an iron pipe driven in the ground at the supposed Easterly line of the highway;

Thence along the said supposed Easterly line of the highway North 34° East one hundred sixty-four and five-tenths (164.5) feet, crossing the brook, to the place of beginning, containing 352/1000 acres, more or less.

This conveyance is made subject to the restrictions, covenants, conditions, reservations and easements of record, insofar as they are still enforceable.

Also hereby conveying the easement from Jay K. Conklin and Christina M. Conklin granted to Hollins College Corporation dated August 22, 1997, recorded in the Berkshire Middle District Registry of Deeds in Book 1571, Page 603.

The premises are also shown on a plan of land prepared by Accord Engineering and Surveying, Inc. dated July 30, 1997, and entitled, "*Plan of Land in Stockbridge, Massachusetts, prepared for Hollins College*", said plan recorded in the Berkshire Middle District Registry of Deeds in Plat 6-127. The premises as shown on said plan are bounded and described as follows:

Beginning at a point in the assumed easterly side of Yale Hill Road, said point being the northwesterly corner of the premises hereby conveyed and also being a corner of land now or formerly of John C. Morris and Katherine M. Morris;

Running thence the following courses and distances in the line of land of Morris:

South 40° 55' 12" East a distance of 99.20 feet to a stone bound found, said point being the northeasterly corner of the premises hereby conveyed;

South 18° 17' 45" West a distance of 85.50 feet to a point; and

South 56° 10' 57" West, a distance of 62.96 feet to an iron monument at a corner of land now or formerly of Jay K. Conklin and Christina K. Conklin, said point being the southeasterly corner of the premises hereby conveyed;

Running thence North 51° 49' 32" West a distance of 149.00 feet in the line of land of Conklin to a point in the assumed easterly sideline of Yale Hill Road, said point being the southwesterly corner of the premises hereby conveyed.

Witness my hand and seal this 13<sup>TH</sup> day of May, 2013.

*Anna Gray Noe McLendon*  
ANNA GRAY NOE MCLENDON

STATE OF Georgia  
COUNTY OF Spalding , ss

On this 13 day of May, 2013, before me, the undersigned notary public, personally appeared, ANNA GRAY NOE MCLENDON, proved to me through satisfactory evidence of identification, which was TX Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



*JP*  
\_\_\_\_\_, Notary Public

ELLMAN & SHEARN  
ATTORNEYS AT LAW  
342 MAIN STREET  
TREAT BARRINGTON,  
MASSACHUSETTS 01230  
(413) 828-4800



Running thence along a curve to the right have a radius of 1462.50 feet and a length of 164.58 feet to the point of beginning. Containing 0.465 acres.

Being the same premises conveyed by Hollins College Corporation to the Grantor herein by deed dated June 25, 1997, and recorded in the Berkshire Middle District Registry of Deeds at Book 1571, Page 606.

# STOCKBRIDGE HISTORIC PRESERVATION COMMISSION

**Application for Demolition or Alteration  
(500 sq. ft. vertical or horizontal)  
of any Building Greater than 50 Years of Age (or Age Unknown)**

Building Address: 22 Yale Hill Rd Stockbridge MA 01262

Owner: Chauncey E & Elizabeth B Hazen

Owner's Address and Telephone:  
4 Candleberry Lane Belmont MA 02478  
617 943-6702

Date of initial construction (established by Board of Assessors, Deed, or other verification; please identify source):

Description of building and conditions requiring demolition/alteration:

- dark brown barn abutting 20 Yale Hill Rd.
- affected by fire damage
- 2<sup>nd</sup> floor studio

Brief description of proposed re-use, reconstruction, or replacement:

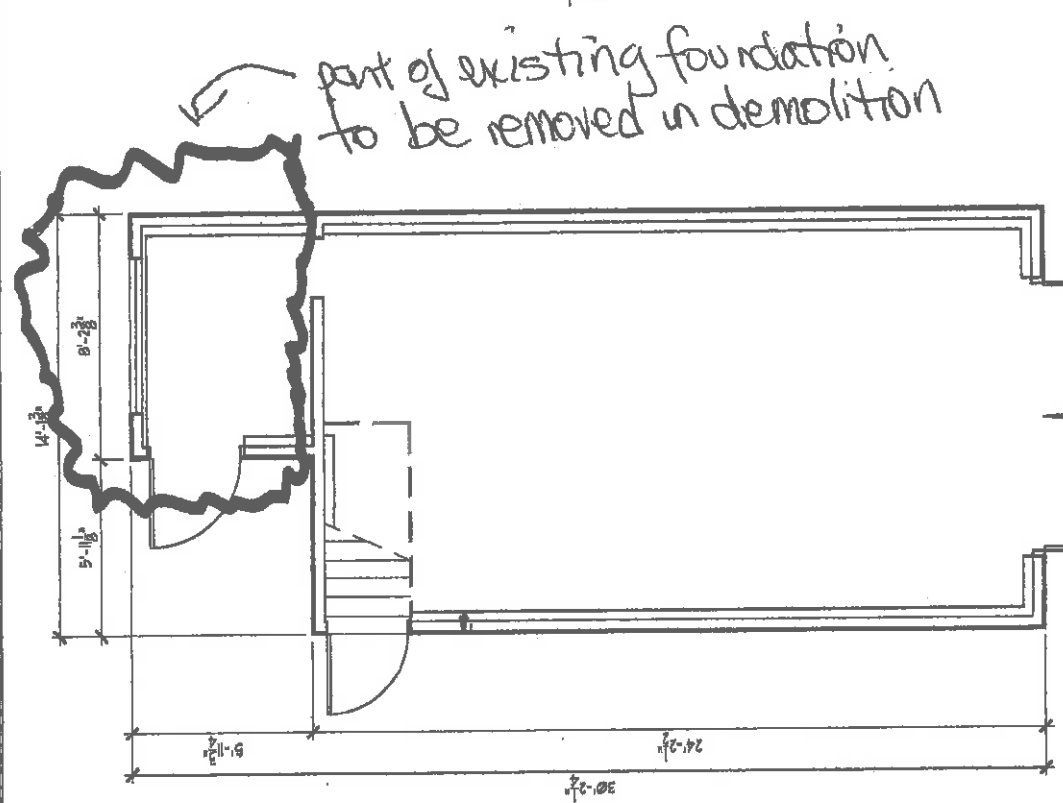
- to be replaced by 14'x24' manufactured barn to be set on existing foundation (reduced to 14'x24' size)
- no 2<sup>nd</sup> story.
- roof to be built on site after building delivery.

In addition to the plans you are submitting with the permit application, feel free to include any photographs, sketches, or construction drawings - present or historic - which might help us assess the impact of your proposal.

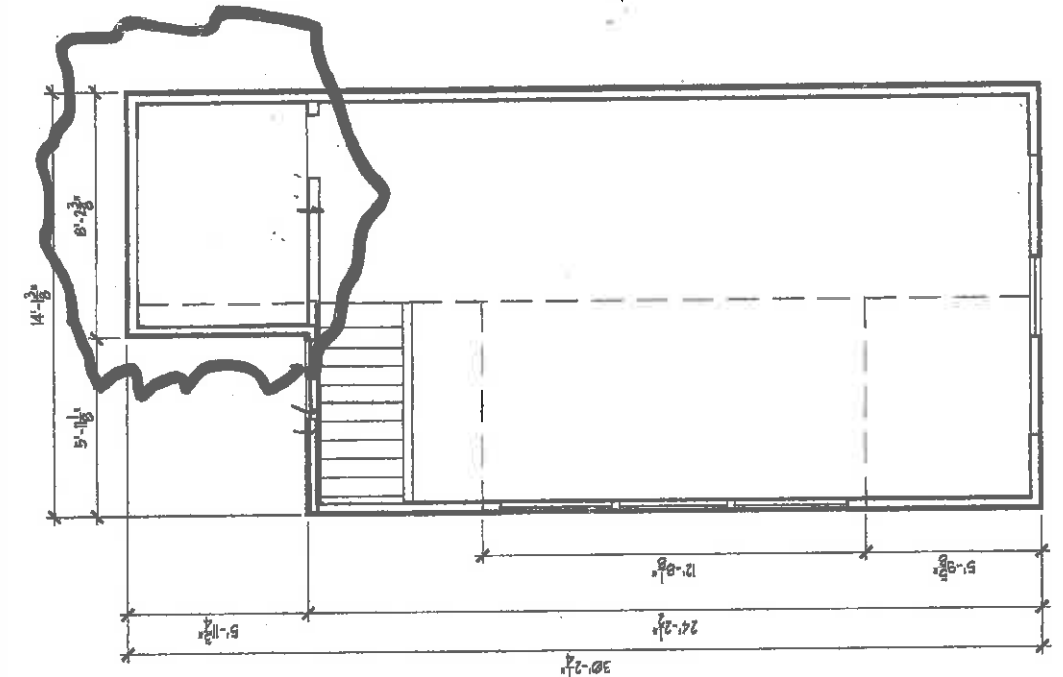
Attached existing plans & proposed replacement.  
New building will be same height as existing with same type of board & batten siding.

2

back



1) EXISTING FIRST FLOOR PLAN



2) EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

EX-100

Scale: 1/4" = 1'-0"  
Drawn By: JM  
Check By: FB  
Sheet No.:

Drawing Name: EXISTING PLANS  
Project Name: HAZEN GARAGE REMODEL  
Issue Date: 05/23/2019

Drawing Ref.: 22 YALE HILL RD., STOCKBRIDGE MA 01262



3



Date: 10-10-2020

Store: Ellington

Order: 72075 Ned and Liz Hazen

### 14x24 Grand Victorian Cape

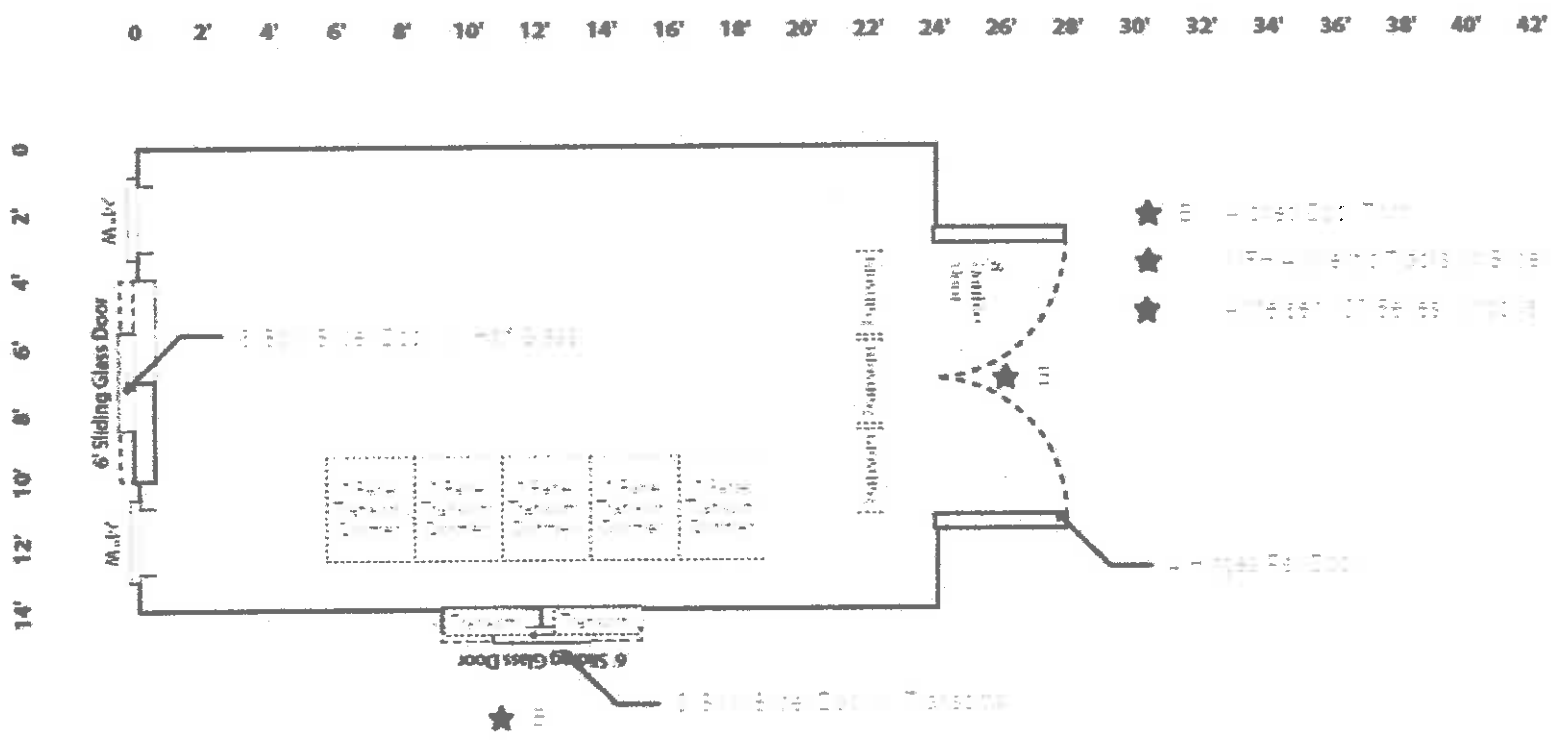
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Roof: Virginia Slate	Window Style: 24x54 4/4 (2)
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Customer Signature:

Date: 10-10-2020

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Layout:



*Proposed replacement building at 22 Yale Hill Rd*