

HELLER & ROBBINS PC

36 CLIFFWOOD STREET
POST OFFICE BOX 823
LENOX, MASSACHUSETTS 01240

Lori A. Robbins, Esq.

Phillip F. Heller, Esq. (1945-2018)

(413) 637-2255

(413) 298-3733

FAX (413) 637-3039

Lrobbins@hellerandrobbs.com

February 25, 2021

Terri Iemolini, Town Clerk
Town Hall, 50 Main Street
Stockbridge, MA 01262

Re: 82 Interlaken, LLC
Special Permit Application - Board of Selectmen
Property Location: 82 Interlaken Road, Stockbridge

Dear Ms. Iemolini:

Enclosed for filing with the Stockbridge Board of Selectmen are six sets of a Revised Addendum to Special Permit Petition and full sized versions of the following: Existing Conditions Plan, Overall Proposed Site Improvement Plan, and a Proposed Site Improvement Plan all prepared by White Engineering, Inc. revised 2/24/21; Architectural Elevations of Existing Home for 82 Interlaken, LLC, by White Engineering, dated 11/10/2020; Upper Level Plan, Lower Level Plan, Roof Diagram, Area Calculations for Lot Coverage, artistic renderings of the proposed dwelling from the West (Entry side), South (driveway approach) and North, by RhDesign LLC, all dated 2/24/21, all to supplement the Special Permit Application for 82 Interlaken, LLC. I will be providing the Board of Selectmen a digital version of each of these documents as well.

Very truly yours,

HELLER & ROBBINS PC



Lori A. Robbins

Encl.

cc: Stockbridge Board of Selectmen
David & Cheryl Brause
White Engineering
RhDesign llc

REVISED ADDENDUM TO SPECIAL PERMIT PETITION

Applicant: 82 Interlaken LLC, David A. Brause, Manager
Property Location: 82 Interlaken Road Stockbridge, MA 01262

The Petitioner is requesting a Special Permit pursuant to Sections 6.1.2 and 6.3 of the Town of Stockbridge Zoning Bylaws ("Bylaws") to reconstruct an existing single-family home and replace it with a new single-family home with 5 bedrooms and an accessory structure with 2 bedrooms on parcel Map 205, Lot 26. The property is identified as Lot 3 on a survey entitled "Definitive Subdivision Plan of Fox Lane Subdivision Massachusetts Prepared for Alan Hirshberg" and recorded on 2/15/06 in the Berkshire Middle District Registry of Deeds in Plat H-92, containing 4.86 acres and located in the R-4 Zoning District. The current and proposed use will remain Residential.

The existing structure, built in 1959 is located on a lot that complies with frontage, acreage, front yard and both side yard setbacks, but is non-conforming with the rear yard setback because it borders the Stockbridge Bowl which requires a 150 foot setback from the mean high water mark. The existing structure is 78 feet from the Stockbridge Bowl. Reconstruction of the structure within the original footprint will, similarly, violate the rear yard setback. The proposed extension of the structure's size will not, however, be in greater non-conformity to the required setback to the Stockbridge Bowl. The maximum allowable height in the zoning district is 35'. The proposed reconstructed home will not exceed the maximum allowable height. Because the lot is relatively large for the neighborhood, the proposed improvements, at 3.42 % and 3.96% mass are well within the maximum lot coverage of 10% and density of 20%. In addition, the applicants propose to install screening and plantings as shown on the Site Plan. These 2 ratios were changed from the initial submission of the Special Permit Application as a result of a slight reconfiguration of the structures and patios at the Planning Board.

The Stockbridge Historic Preservation Commission approved an Application for Demolition of the existing structure on September 21, 2020. The Stockbridge Conservation Commission approved the applicants Notice of Intent at it's meeting on January 12, 2021 and indicated they would issue an Order of Conditions for the proposed reconstruction at their next meeting. The Stockbridge Planning Board held a public hearing on the application for a Special Permit for the construction of the proposed dwelling and accessory building in the LPOD on 1/19/21, but continued the hearing until 3/2/21.

The following is a summary of the revised existing and proposed setbacks, lot coverage and density.

ZONING TABLES

DISTRICT: R-4 (TAX MAP #205, LOT #26)			
REQUIREMENT		EXISTING	PROPOSED
LOT FRONTAGE:	300'	300'	300'
SET BACKS	FRONT (W):	50'	1,210.41'
	SIDE (S)	50'	157.27'
	SIDE (N):	50'	89.47'
	SIDE (E)	10'	78.00'
	LAKE SIDE	150'	78.00'
BUILDING HEIGHT:	35'	21.00	30.75'

	EXISTING
TOTAL LOT SIZE:	4.86 Acres (211,570.92 SF)
COVERAGE ALLOWED:	10% (21,157.09 SF)
MASS ALLOWED:	20% (42,314.18SF)

	EXISTING		PROPOSED	
	COVERAGE	MASS	COVERAGE	MASS
HOUSE	1,601 SF	1,523 SF	3,262 SF	7,108 SF
ACCESSORY STRUCTURE			638 SF	1,276 SF
Garage, pool, retaining walls, permeable terraces			3,346 SF	
TOTAL PERCENTAGE:	0.70 %	0.70 %	3.42 %	3.96 %

Filed with this application are: photographs of the existing dwelling; an Existing Conditions Plan, Overall Proposed Site Improvement Plan, and a Proposed Site Improvement Plan all prepared by White Engineering, Inc. revised 2/24/21; Architectural Elevations of Existing Home for 82 Interlaken, LLC, by White Engineering, dated 11/10/2020; Upper Level Plan, Lower Level Plan, Roof Diagram, Area Calculations for Lot Coverage, artistic renderings of the proposed dwelling from the West (Entry side), South (driveway approach) and North, by RhDesign LLC, all dated 2/24/21. Previously submitted were a copy of the deed for the current owner and survey referred to therein;

the current Town of Stockbridge Assessors property card; and the Stockbridge Assessors map 205 showing the site.

Pursuant to Subsection 6.1.2 of the Bylaws, the Select Board may authorize by Special Permit, the reconstruction of a non-conforming structure. Following are pertinent excerpt from the Stockbridge Zoning Bylaws:

6.1.2 Requirements for Extension, Reconstruction or Change In Use

The Board of Selectmen may authorize by special permit, any reconstruction of a pre-existing nonconforming structure... to provide for its use... to a substantially greater extent, if such... reconstruction will not be in greater nonconformity with open space, yard and off-street parking requirements or any other requirement of this bylaw, provided that the Selectmen find in accordance with Chapter 40A of the General Laws, that such... reconstruction will not be more detrimental than the pre-existing nonconforming structure or use to the neighborhood.

6.3.6- Special Permit Findings Required

Before granting a special permit for any use requiring such permit under the provisions of this Bylaw, the special permit granting authority shall find that the proposed use:

- a. Is in compliance with all provisions and requirements of this 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 area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare.*

Based on review of the project, we offer the following comments with regards to required findings:

- a. Upon issuance of a Special Permit, the proposed reconstructed home will be in compliance with the general intent and purpose of the bylaw.
- b. Reconstruction of the pre-existing non-conforming structure will allow for improvement to the neighborhood as the existing “camp” style structure was built in 1959, and is uninhabitable and the new structure will be more architecturally pleasing.
- c. The proposed structures are on a relatively large lot for the residential neighborhood and will not be visible from the road. The design of the new residence will be consistent with other residences in the neighborhood and will not be detrimental to the adjacent residential uses or the established or future character of the neighborhood.
- d. The proposed structure is a single-family home, the traffic associated with which will be consistent with other residences in the vicinity.

e. The proposed project will not overload any municipal infrastructure or any other area of the town, as it will have its own septic system and drilled well. The proposed use is a single-family home, consistent with the current use. No impacts are anticipated.

By:

A handwritten signature in cursive script, appearing to read "Lori A. Robbins", written over a horizontal line.

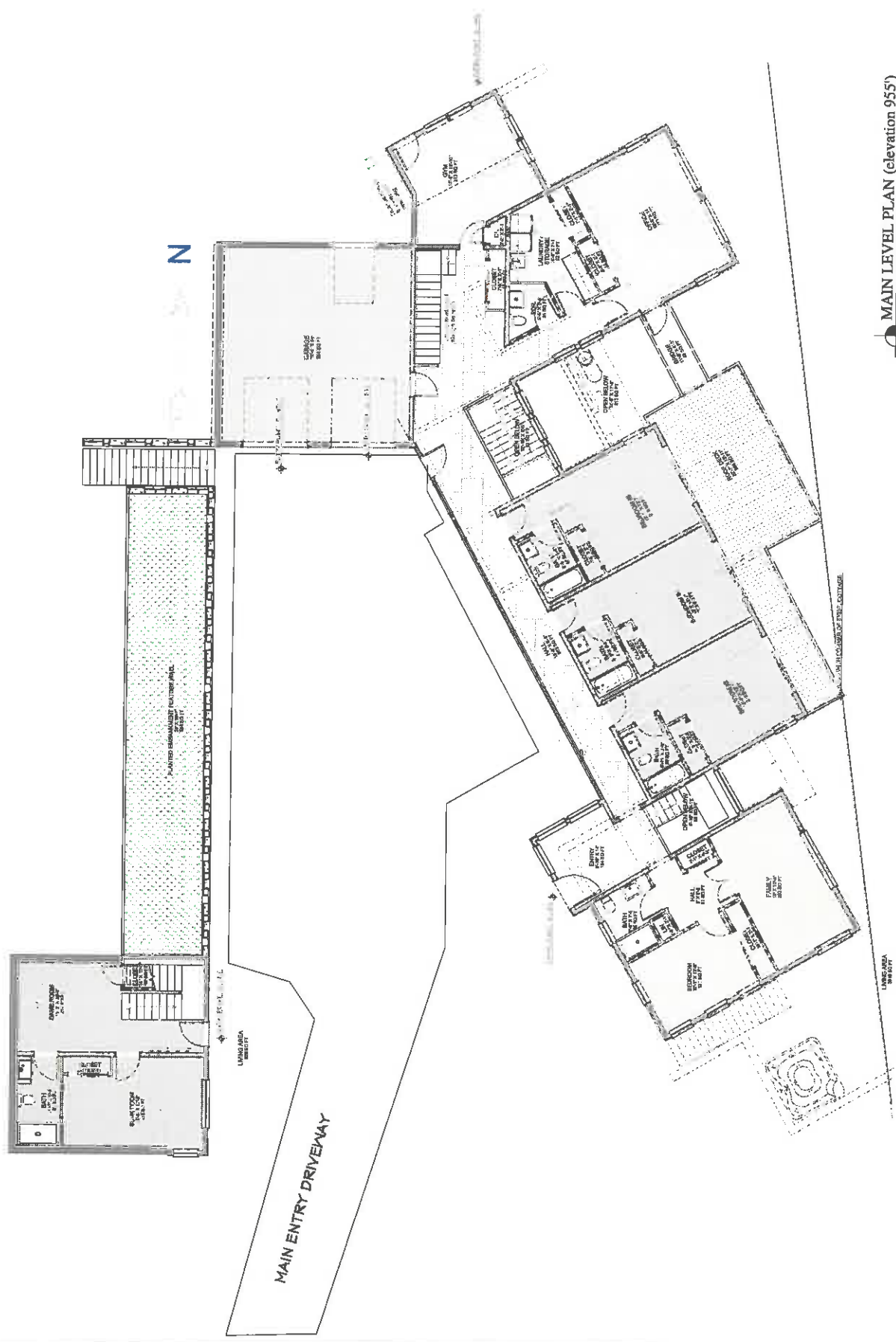
Lori A. Robbins, Esq.
36 Cliffwood Street, P.O. Box 823
Lenox, MA 01240
413-637-2255

NO.	DATE	REVISION BY	DESCRIPTION

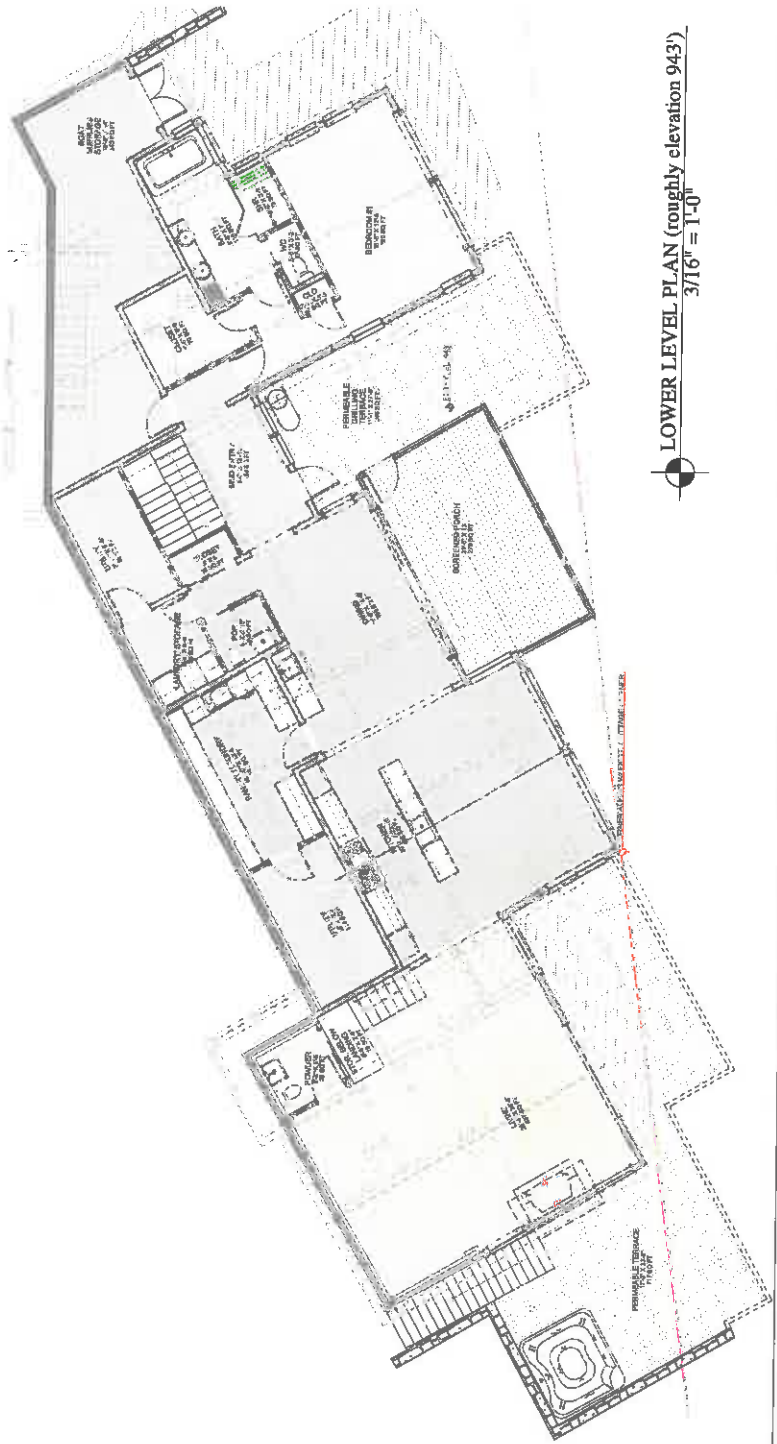
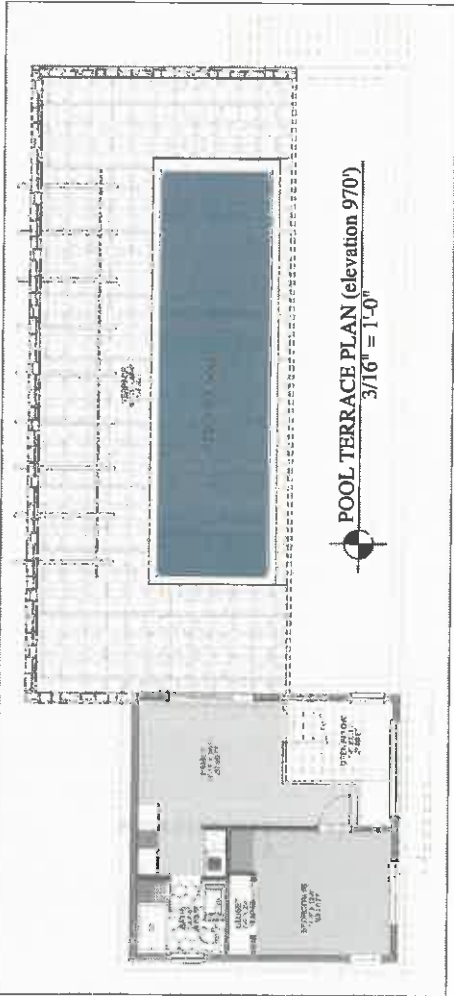
UPPER LEVEL PLAN

BRAVSE RESIDENCE
 1234567890
 1234567890

DATE: 2/24/21
 SCALE: 1/8" = 1'-0"
 SHEET: SK-1



MAIN LEVEL PLAN (elevation 955')
 3/16" = 1'-0"



LOWER LEVEL PLAN

BRAUSE RESIDENCE
 83 INTERLAKEN DRIVE
 STOKBRIDGE, MA

Drawings provided by:
Rh Design, Inc.
 230 Norfolk Road
 Southfield, MA 01290
 413.854.8923

DATE: 2/24/21

SCALE: 1/8" = 1'-0"

SHEET: **SK-2**

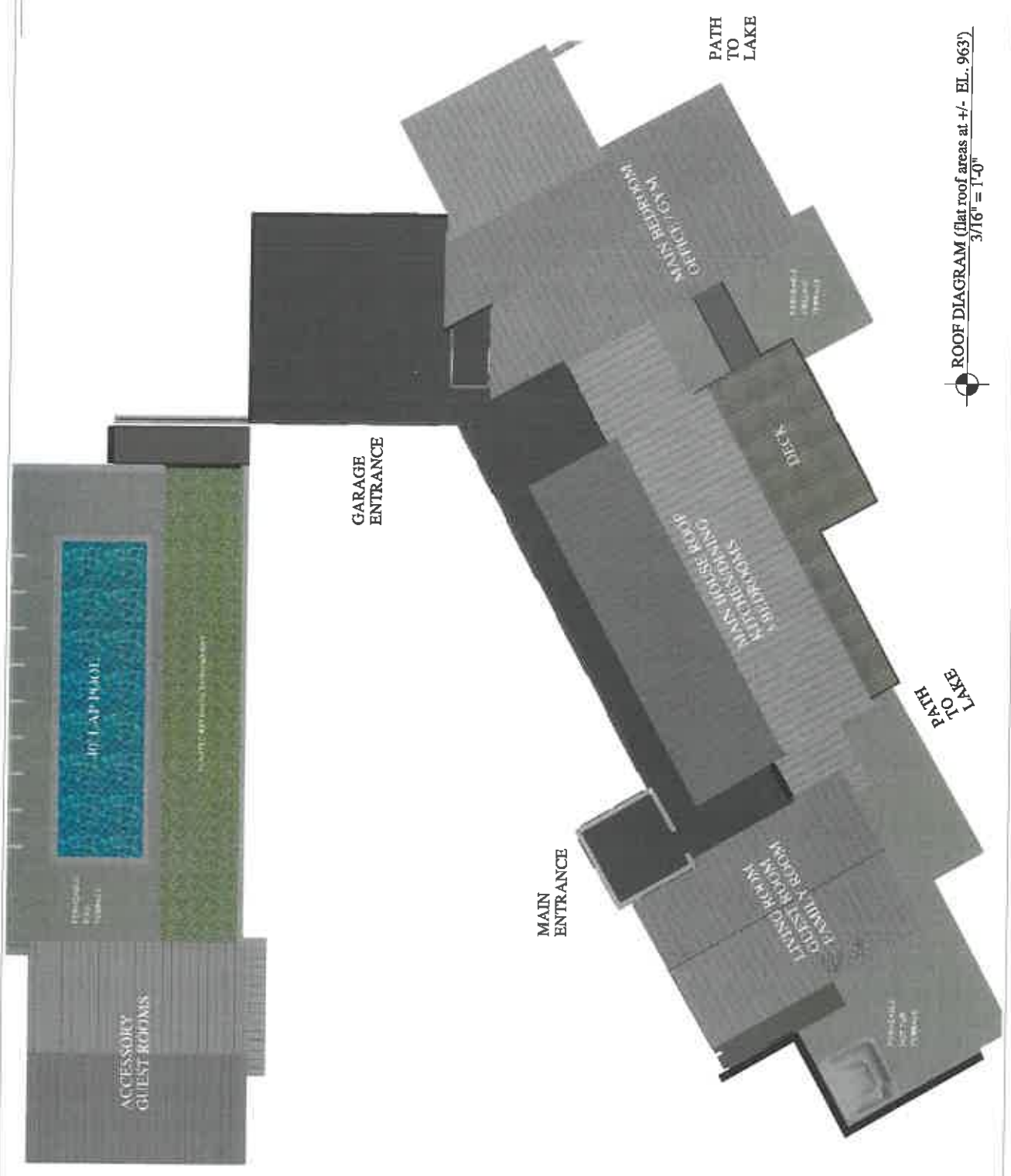
DATE	2/24/23
SCALE	1/8" = 1'-0"
SHEET	SK-3

BRAUSE RESIDENCE
 42 PINE ACRE DRIVE
 STOCKBRIDGE, MA

HOWARTH PROJECT #
 23174164
 271000000
 2/24/23

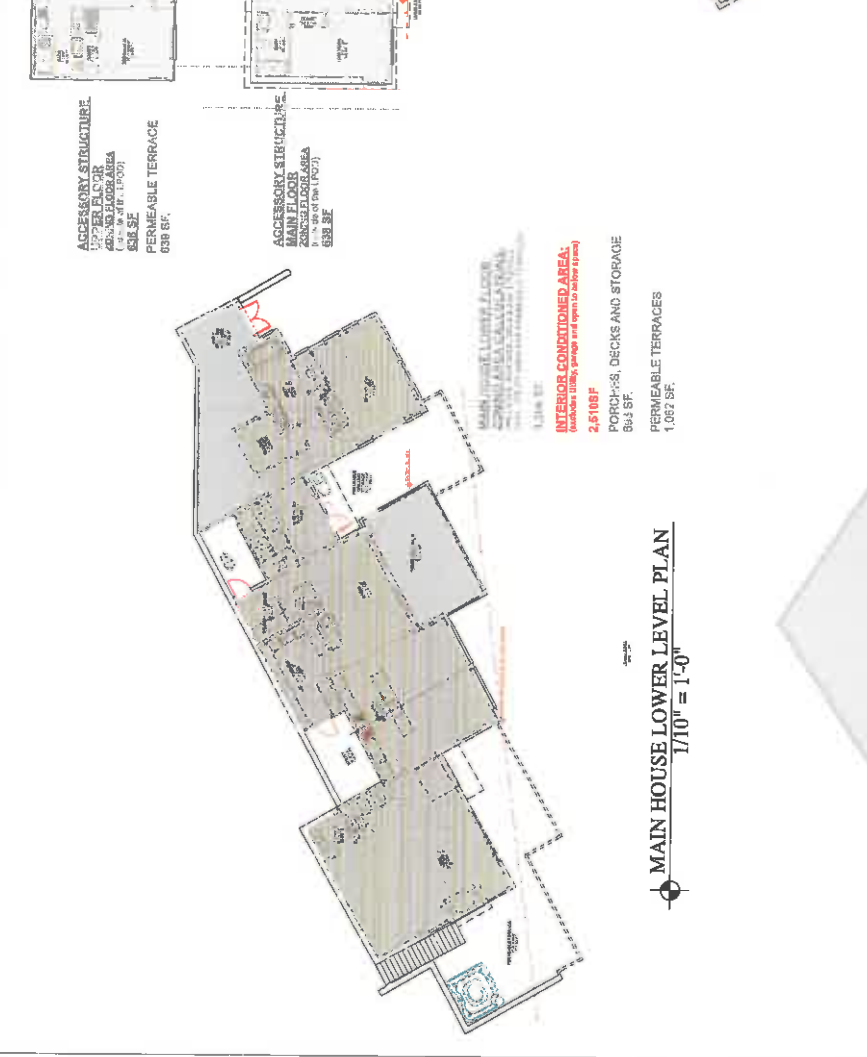
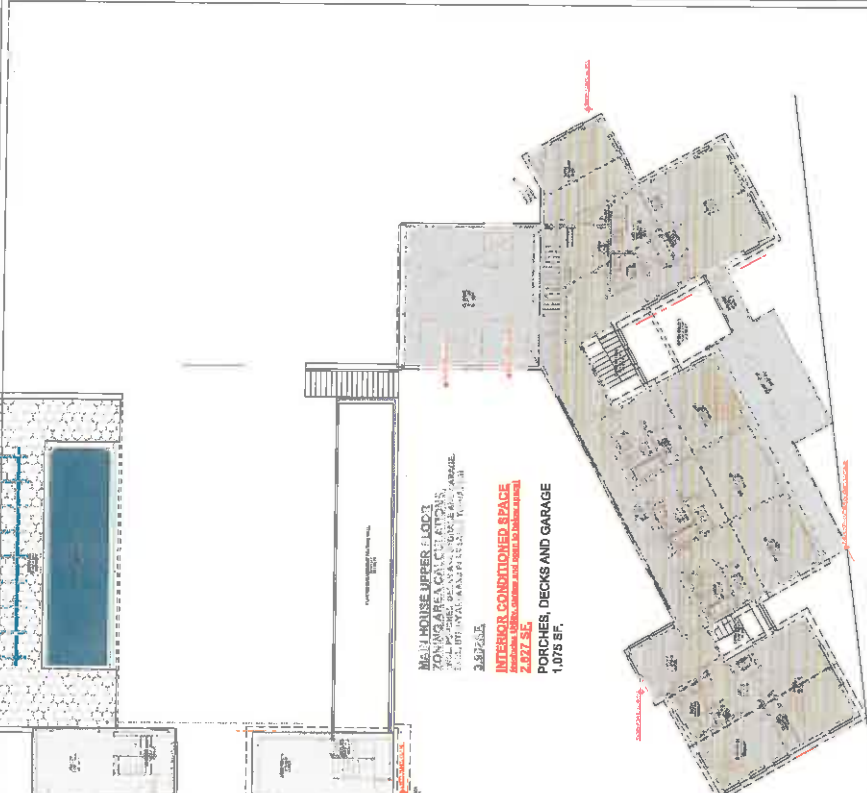
DATE: 2/24/23
 SCALE: 1/8" = 1'-0"

SHEET: SK-3



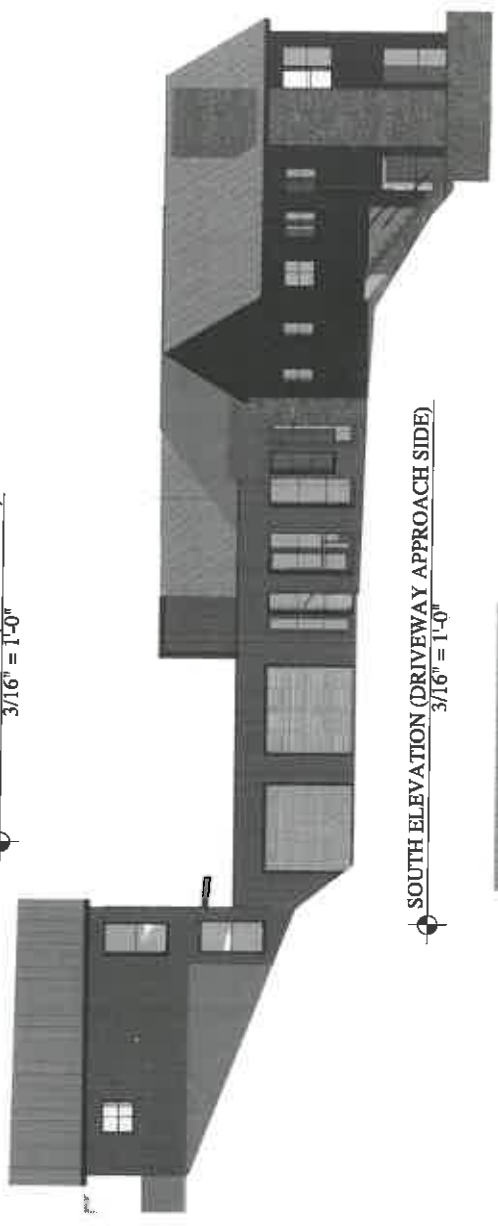
ROOF DIAGRAM (flat roof areas at +/- EL. 963')
 3/16" = 1'-0"



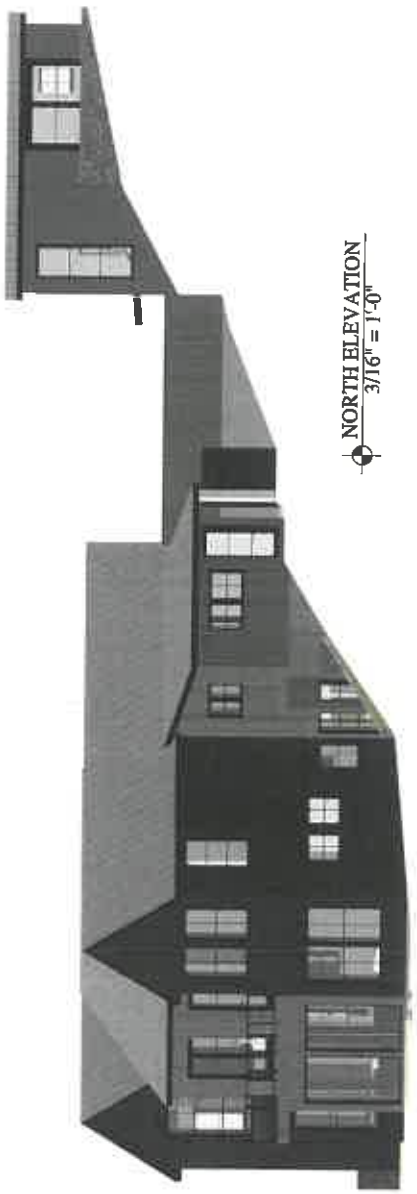




WEST ELEVATION (ENTRY SIDE)
3/16" = 1'-0"



SOUTH ELEVATION (DRIVEWAY APPROACH SIDE)
3/16" = 1'-0"



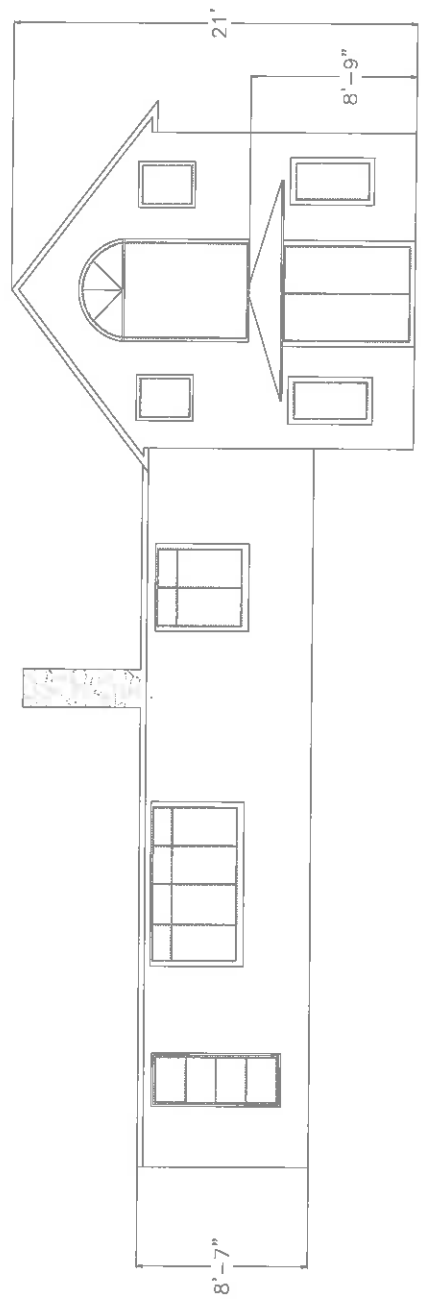
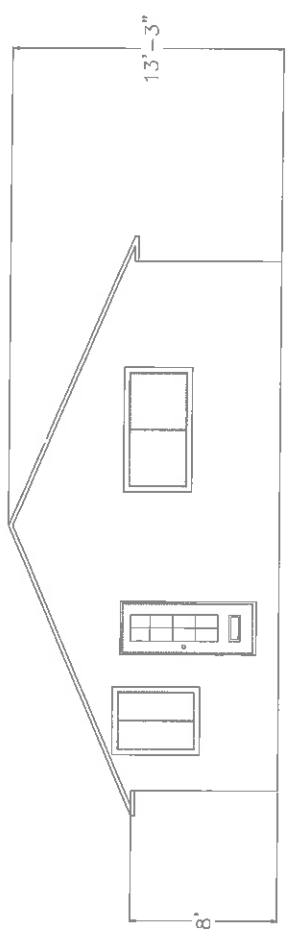
NORTH ELEVATION
3/16" = 1'-0"

DATE	2/24/21
SCALE	
SHEET	SK-5

BRAUSE RESIDENCE
33 WILKINSON DRIVE
STURBRIDGE, MA

REVISED DRAWING
KAPLAN INC.
200 WILKINSON DRIVE
STURBRIDGE, MA

DATE: 2/24/21
SCALE:
SHEET: SK-5



ARCHITECTURAL ELEVATIONS OF EXISTING HOME
for
DAVID & CHERYL BRAUSE
28 LUTHERAN ROAD
DUNSTABLE, MA 01928

DATE	BY	CHK	APP	REV

WHITE ENGINEERING INC.
1000 COMMONWEALTH AVENUE, SUITE 200
ROCHESTER, MA 01866
PHONE: 214-664-8111 FAX: 214-664-8114
WWW.WHITEENGINEERING.COM
LICENSED PROFESSIONAL ENGINEER, MASSACHUSETTS, LICENSE NO. 01908A

PROJECT NO: **20-08-05**
DATE: 08/2008

