

RECEIVED

APR 08 2021

TOWN CLERK

Town of Stockbridge
Special Permit Application

(\$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): Russell & Mary Lou Glazer
Applicant Signature: Russell & Mary Lou Glazer
Applicant Mailing Address: 8 Moonedge Rd Northport NY 11768

On the _____ day of _____, 2021 for property shown on the Stockbridge
Assessors Map # 102, Lot # 27 Book 4504, Page 98

Owner of property: Russell & Mary Lou Glazer
Owner's signature: Russell & Mary Lou Glazer
Address of property: 5 MahKenee Shores Rd Stockbridge Ma
Mailing Address: 8 Moonedge Rd Northport NY 11768
Description of property: Single family residence
Present use of property: Single family residence
Project Description: Finish existing walkout basement to create a new bathroom and den and shop
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 coverage ratio of 29% being changed to 29%. See attached Additional Information sheet and A-1 Basement Plan and S-1 Plot Plan & Gen Notes

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.

3/15/21

Additional information for Zoning Special permit Application under sec 6.1.2

Russell and Mary Lou Glazer, 5 Mahkeenac Shores Road

Description of work

- The proposed renovation is to add a finished multi-purpose family room and bathroom in the existing walkout basement.
- The existing basement has adequate ceiling height and two means egress for meeting building code requirements,
- There is related work to improve the hvac system, build storage and workshop space amenities in non habitable portions of the basement.
- The house is on town sewer and the new bathroom will be connected to the sanitary pipe system inside the house via an ejector pump located in the basement.
- The only exterior work includes changing of existing basement windows.

Zoning

- The house is nonconforming with regard to lot size, frontage, setbacks, building coverage, Table 5.5, and habitable space coverage, Table 5.5 footnote H.
- There will be no changes to the building footprint.
- There is no work outside the building except for changing the existing window to a new window that meets building code dimensional requirements for a secondary means of egress from a bedroom.
- The existing habitable space coverage (inclusive of decks and porches is 24%. The proposed habitable space coverage will be 29% (inclusive of decks and porches)
- The current house was built under a zoning special permit issued Dec16, 2009.

Findings required:

Under 6.1.2

The proposed change is no more detrimental than what is existing.

- There is no change in the building footprint or appearance of the house.
- The existing use is a conforming residential use, and there is no change in use.
- All changes are internal to the house, not visible to or affecting any neighbor.

Under 6.36

a - the proposed work is in harmony with the general intent and purpose of the zoning bylaw use of the house for Glazer family, in a residential zone

b- is desirable to the public convenience
enhances property value

c - Not detrimental to the established character of the neighborhood
There will be no change in the appearance of the house, residential use in a residential neighborhood

d - Will not create traffic congestion or traffic
Use by the family and friends

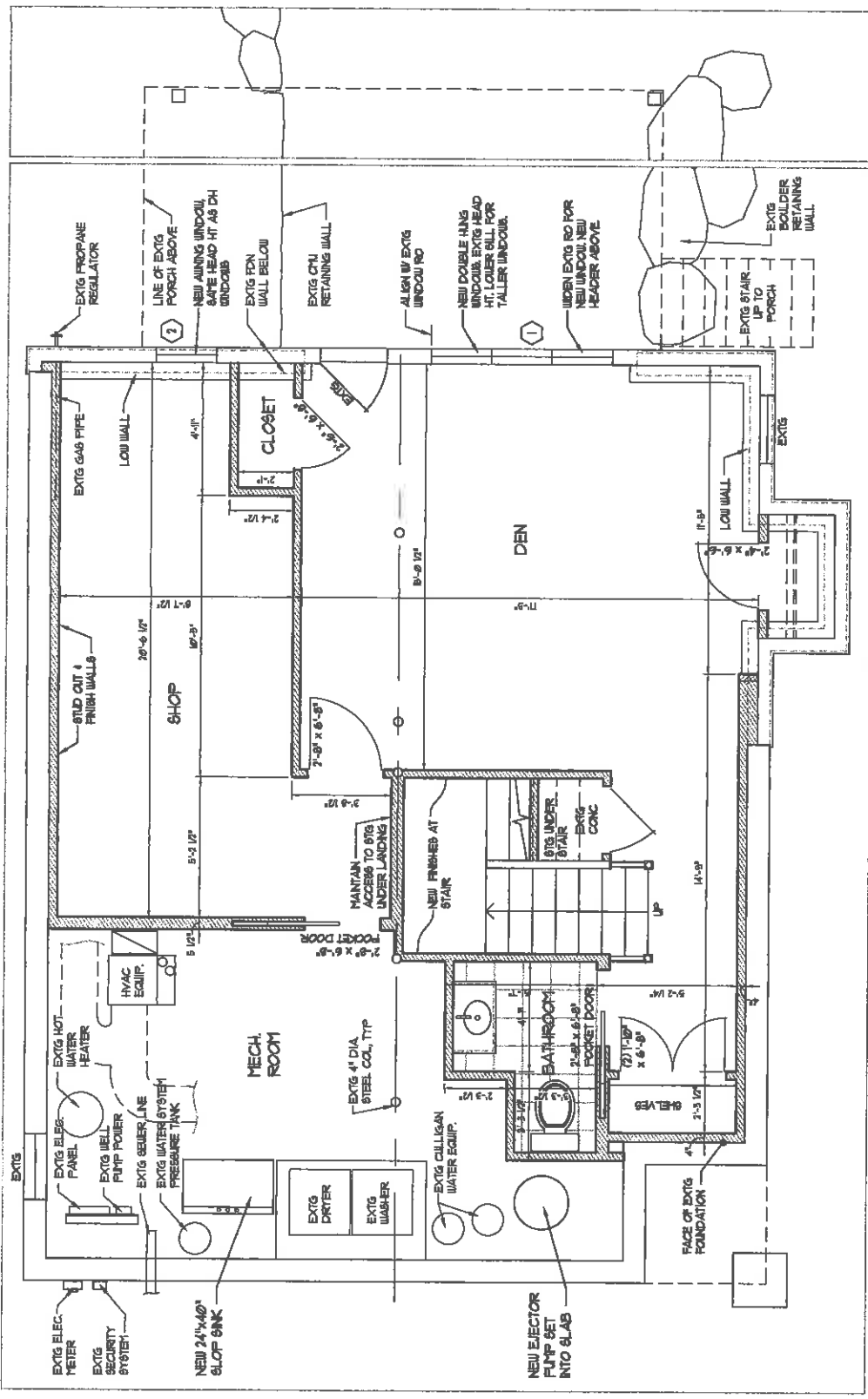
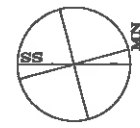
e - No overload of town services
only one bathroom added to town sewer, no drainage issues, private well

ZONING SPECIAL PERMIT
RE-APPLICATION 4/7/21

GLAZER
5 MAHKEENAC SHORES
STOCKBRIDGE, MA

Dana Bixby ■ Architecture
14 Shaws Road, West Stockbridge, MA 07866
Tel: 413-237-2834 Fax: 413-237-2833
www.danabixby.com

BASEMENT PLAN
A-1

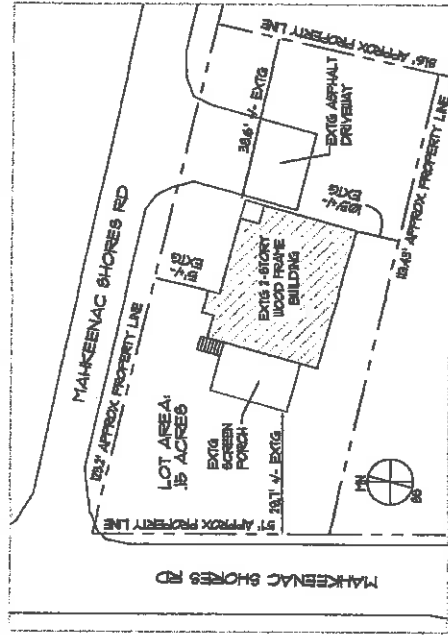


BASEMENT PLAN
1/4" = 1'-0"

ZONING INFORMATION - PER TABLE 55

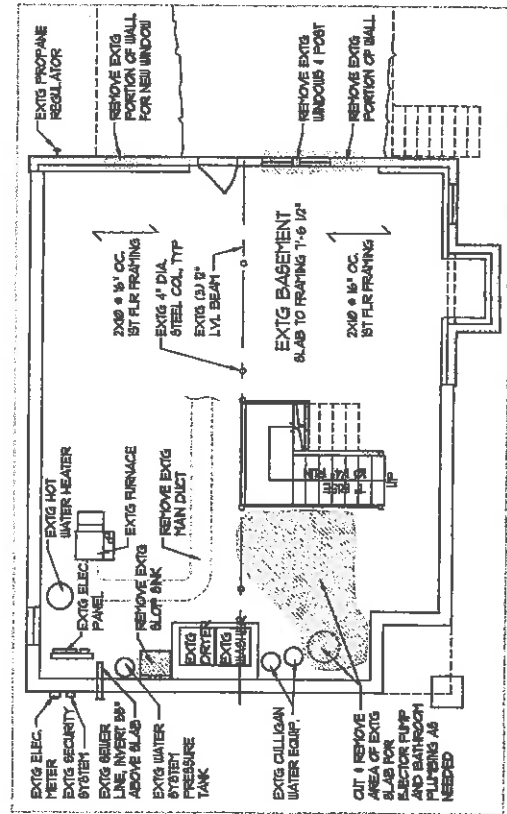
ZONING DISTRICT: R2			
REQD/ALLOWED	APPROX. EXTG	PROPOSED	
LOT AREA	15 ACRES (6600 SQFT)	NO CHANGE	NON CONFORMING
FRONTAGE	128.2'	NO CHANGE	NON CONFORMING
YARD SETBACK			
FRONT	40'	30.6' 4"	NON CONFORMING
L. SIDE	40'	7' 4"	NON CONFORMING
R. SIDE	35'	103' 4"	NON CONFORMING
REAR	35'	75.1' 4"	NON CONFORMING
HEIGHT	35' (2 1/2 STORIES)	32' 5" (2 STORIES)	CONFORMING
BLDG COVERAGE	10%	11.66%	NON CONFORMING
FOOTNOTE H COVERAGE RATIO	20%	23.92%	25%

FOOTNOTE (G) - WHEN A SIDE OR REAR YARD BORDERS ON A STREET, THE MIN. DISTANCE BETWEEN THE STREET AND ANY TYPE OF BUILDING SHALL BE 40' IN DISTRICT R-2. THE YARD WHERE THE DRIVEWAY AND FRONT DOOR IS IS CONSIDERED THE FRONT YARD.



PLOT PLAN
1" = 30'

PLOT PLAN INFORMATION IS DERIVED FROM SATELLITE IMAGERY & THE TOWN OF STOCKBRIDGE ASSESSORS TAX MAP, DEED, AND HIGH FLOOR ZONING SPECIAL PERMIT GRANTED DEC 16, 2009



DEMO PLAN
1/8" = 1'-0"

GENERAL NOTES

DESCRIPTION OF THE PROJECT

RENOVATION TO THE BASEMENT OF AN EXISTING TWO-STORY WOOD FRAME SINGLE FAMILY DWELLING TO CREATE A FINISHED MULTI-PURPOSE FAMILY ROOM AND BATHROOM.

CODE COMPLIANCE

THIS PROJECT WILL COMPLY WITH THE 9TH EDITION MA STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS AND OTHER APPLICABLE CODES. THE STRETCH ENERGY CODE IS APPLICABLE IN STOCKBRIDGE.

REGULATORY REQUIREMENTS

ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE FULLY LICENSED UNDER SUPERVISOR LICENSE.

CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, OSHA SAFETY REGULATIONS AND ALL OTHER APPLICABLE CODES, LOCAL LAWS, AND ORDINANCES. ALL OTHER RESPONSIBILITY FOR ARRANGING AND SCHEDULING ALL REQUIRED INSPECTIONS AND TESTS OF ALL ITEMS OF WORK IN ORDER TO COMPLY WITH ALL LOCAL LAWS AND REGULATIONS AND SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS.

QUALITY CONTROL

IN AGREEING TO PERFORM THE WORK CONTRACTORS WARRANT THAT THEY HAVE READ AND UNDERSTOOD ALL THE DRAWINGS AND SHALL REPRESENT THE PLANS AND SPECIFICATIONS AS INTENDED.

IN THE EVENT OF DISCREPANCIES OR AMBIGUITY THE CONTRACTOR SHALL CONSULT WITH THE OWNER AND/OR ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH CONSTRUCTION.

IN ALL WORK CONTRACTORS SHALL USE SKILLED TRADERS PEOPLE WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE MECHANICAL TRADES AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENT AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND METHODS.

CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, MEASUREMENTS, SIZES, QUANTITIES, DIMENSIONS, ELEVATIONS AND OTHER DATA GIVEN IN THE DRAWINGS OR SPECIFIED HEREIN.

THE SUBCONTRACTORS SHALL SCHEDULE AND REPORT SUFFICIENT INSPECTIONS AND TESTS OF ALL ITEMS OF WORK TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE BUILDING CODES.

CONSTRUCTION DEBRIS

CONTRACTOR SHALL PROMPTLY AND LEGALLY DISPOSE OF ALL SCRAP AND CONSTRUCTION DEBRIS AND PAY FOR ALL DISPOSAL COSTS RELATED TO CONSTRUCTION.

PROJECT CLOSURE

CONTRACTORS SHALL CLEAN AREAS DISTURBED, REMOVE WASTE SURPLUS MATERIALS, ERECTION AND CONSTRUCTION FACILITIES FROM SITE. PROVIDE ALL MANUFACTURERS PRODUCT DATA AND WARRANTIES.

GO TO OBTAIN ALL FINAL INSPECTIONS AND CERTIFICATE OF OCCUPANCY

ZONING SPECIAL PERMIT
RE-APPLICATION 3/15/21

ENERGY CODE COMPLIANCE
APPLICABLE CODE:
MA STRETCH ENERGY CODE
(2009 IECC WITH MA AMENDMENTS)

LIST OF DRAWINGS
S1 PLOT PLAN & GENERAL NOTES
A1 BASEMENT PLAN

REMOVALS - DEMOLITION
1) REMOVALS AS SHOWN ON THE PLAN.
2) PROVIDE CONCRETE CUTTING AS SHOWN ON DRAWINGS.
3) ALL OTHER REMOVAL AND DEMOLITION NECESSARY TO CARRY OUT THE NEW WORK AS SHOWN IN THIS SET OF DRAWINGS.
4) REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE.
5) PROVIDE 6 MILL POLY OR EQUAL PROTECTION BETWEEN WORK AREAS AND EXIST PARTS OF THE HOUSE NOT BEING WORKED ON SEAL AND PROTECT ALL PARTS OF THE HOUSE NOT BEING WORKED ON.
6) INCLUDE ALL DISCONNECTIONS AND REMOVAL OF OLD PLUMBING HEATING AND ELECTRICAL EQUIPMENT AND WIRING DEVICES THAT HAVE TO BE RELOCATED OR REMOVED FOR THE NEW WORK.

GLAZER
5 MARKENAC SHORES
STOCKBRIDGE, MA

Dana Bixby ■ Architecture
24 Swamp Road West Stockbridge, MA 01568
Tel: 413-332-0501 Fax: 413-332-0502
www.danabixby.com

PLOT PLAN & GEN. NOTES
S-1

RECEIVED
MAR 23 2021
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Special Permit Application

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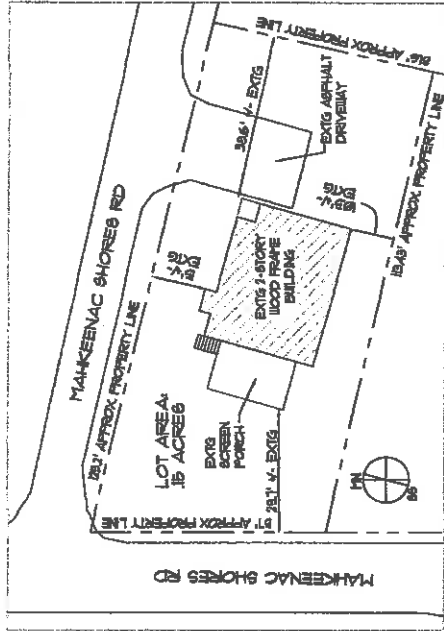
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only one bathroom added to town sewer, no drainage issues, private well

ZONING INFORMATION - PER TABLE B5

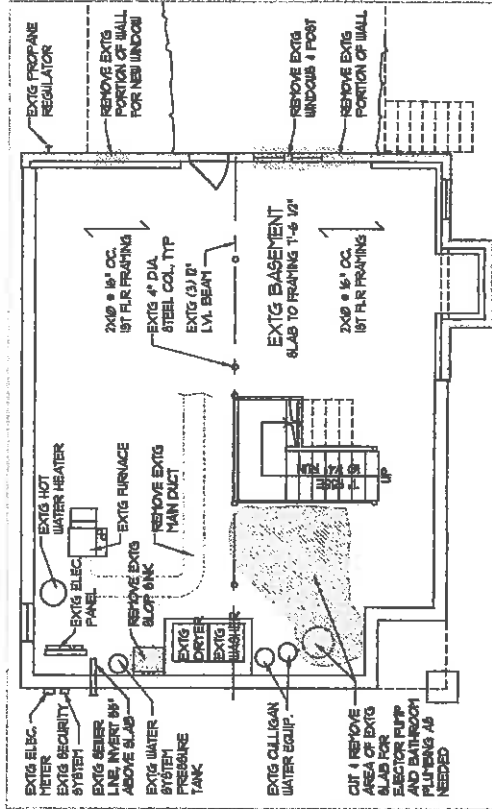
ZONING DISTRICT: R2		
REG'D/ALLOWED	APPROX. EXTG	PROPOSED
LOT AREA	2 ACRES	NO CHANGE
FRONTAGE	250'	NO CHANGE
YARD SETBACK		
FRONT	35.6' 4"	NO CHANGE
L. SIDE	15' 4"	NO CHANGE
R. SIDE	10.3' 4"	NO CHANGE
REAR	21.1' 4"	NO CHANGE
HEIGHT	30' (2 1/2 STORIES)	31'-6" (2 STORIES)
BLDG. COVERAGE	10%	11.86%
FOOTNOTE H COVERAGE RATIO	20%	23.92%
		28%

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THE YARD WHERE THE DRIVEWAY AND FRONT DOOR IS IS CONSIDERED THE FRONT YARD.



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DEMO PLAN
1/8" = 1'-0"

REMOVE EXISTING

GENERAL NOTES

DESCRIPTION OF THE PROJECT

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GC TO OBTAIN ALL FINAL INSPECTIONS AND CERTIFICATE OF OCCUPANCY

ZONING SPECIAL PERMIT
R2-APPLICATION

8/15/21

GLAZER
6 MARKEENAC SHORES
STOCKBRIDGE, MA

Dana Bixby ■ Architecture
71 Swaine Road, West Stockbridge, MA 01246
Tel: 413-237-9241 Fax: 413-237-9242
www.danabixby.com

PLOT PLAN & GEN. NOTES

S-1

ENERGY CODE COMPLIANCE

APPLICABLE CODE:
MA STRETCH ENERGY CODE
(2006 IECC WITH MA AMENDMENTS)

LIST OF DRAWINGS

- 81 PLOT PLAN & GENERAL NOTES
- A1 BASEMENT PLAN

REMOVALS - DEMOLITION

- 1) REMOVALS AS SHOWN ON THE PLAN.
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TOWN CLERK

Town of Stockbridge
Special Permit Application

(\$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): Judith Roberts

Applicant Signature: [Signature]

Applicant Mailing Address: 23 Coventry Rd Mendham NJ

On the 26 day of March, 2021 for property shown on the Stockbridge

Assessors Map # 104, Lot # 52 Book 6657, Page 296

Owner of property: Judith Roberts & Murray Klagman

Owner's signature: [Signature]

Address of property: 21 Beachwood Dr. Stockbridge

Mailing Address: 23 Coventry Rd Mendham, NJ

Description of property: residential, free standing home

Present use of property: residential owner occupied

Project Description: -hoping to extend house same width as side deck - 3ft

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:

infringement on set back

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Massachusetts Interactive Property Map

Details

To access parcel information:

- Enter an address or zoom in by using the +/- tools or your mouse scroll wheel. Parcels will draw when zoomed in.
- Click on a parcel to display a popup with information about that parcel.

Click the "Basemap" button to display background aerial imagery.

From the "Layers" button you can turn map features on and off. Check on 'Download Parcel Data by City/Town' and click in the map for links to download all parcel data for that municipality.

[Complete Help \(PDF\)](#)

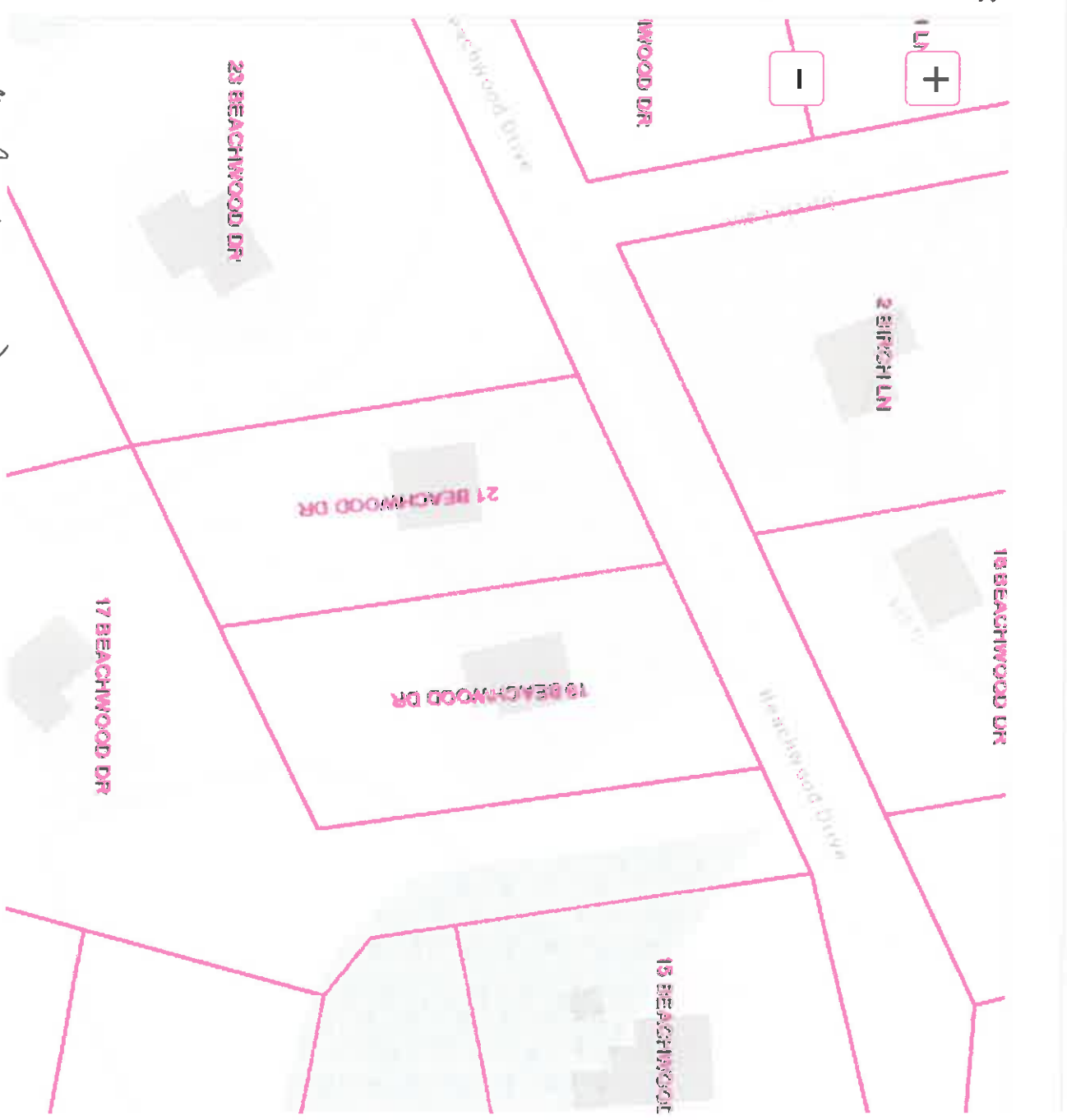
Parcel Legend:

Full address scales	House numbers	Outlines only
largest scales	medium scales	smallest scales

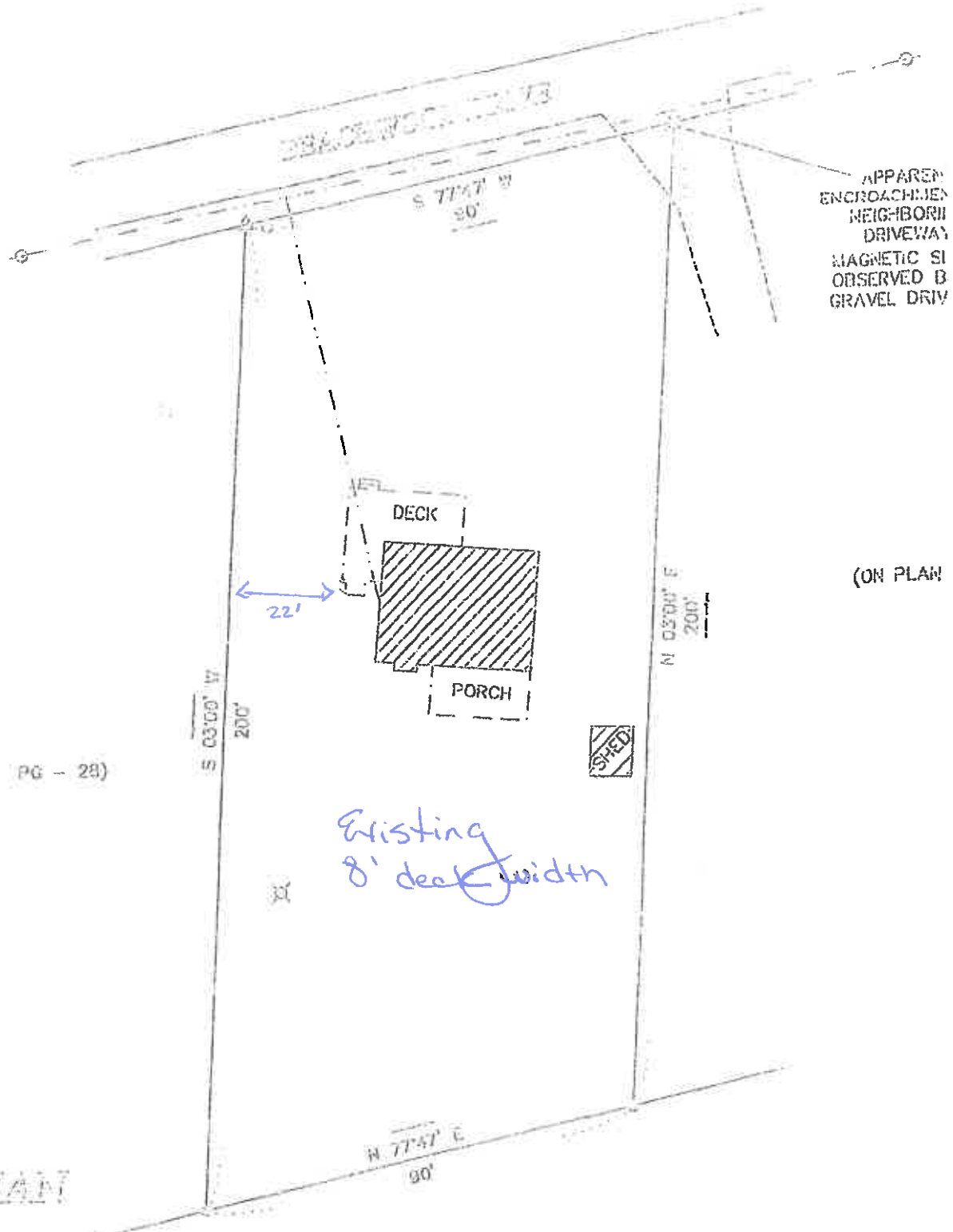
[Full Map Legend](#)

About this Viewer

The map displays land property



*21 Beachwood Dr.
Roberte Kraumah*



LOT-105
 PLAN IN BK - 117B PG - 28)

Existing
 8' deck width

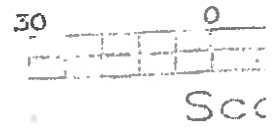
APPARENT
 ENCROACHMENT
 NEIGHBORING
 DRIVEWAY
 MAGNETIC SURVEY
 OBSERVED BY
 GRAVEL DRIVEWAY

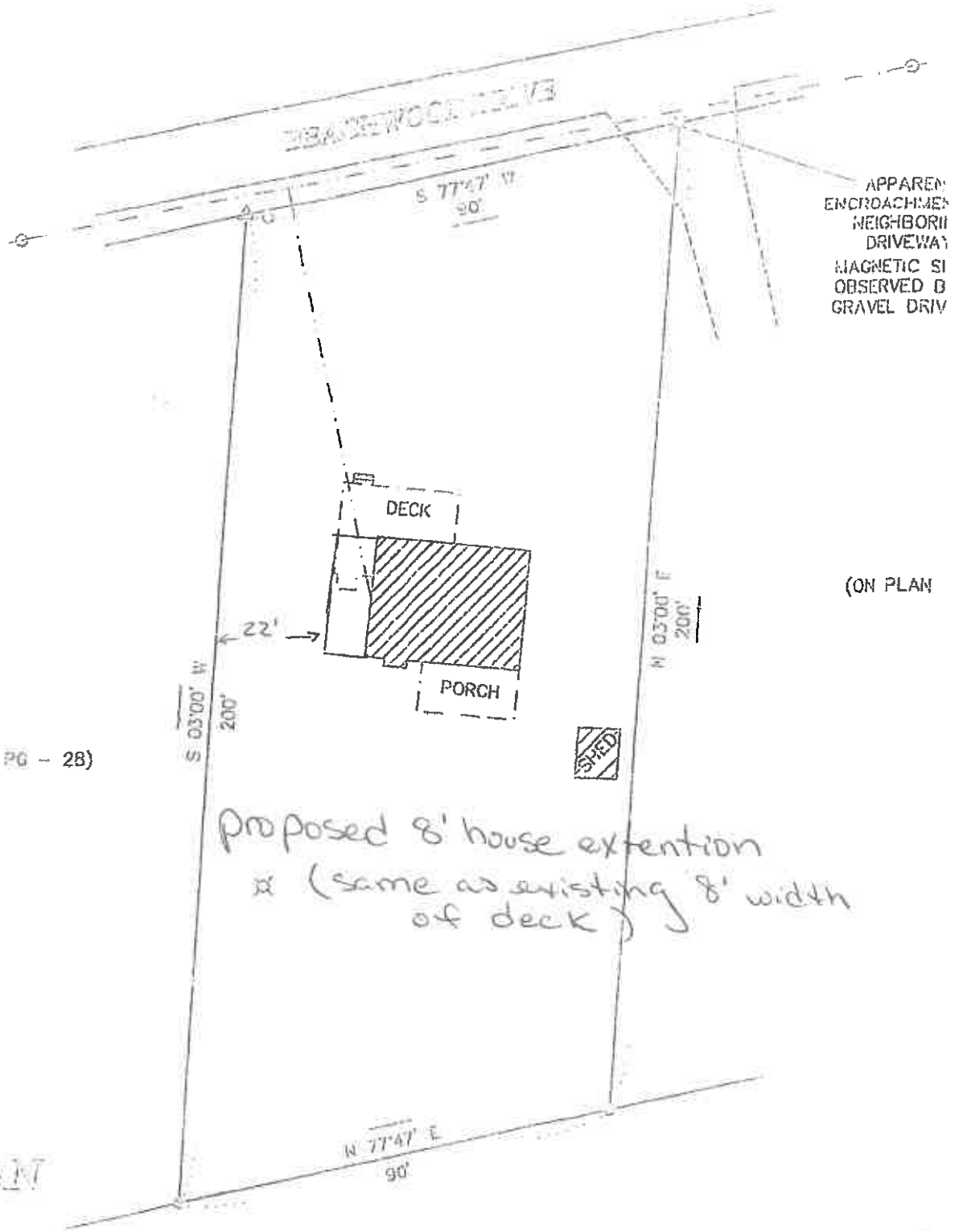
(ON PLAN)

KLAYMAN

1/30, 1/12

21 Beachwood Dr.
 Roberts/Klayman





LGT-105
 ON PLAN IN BK - 417B PG - 28)

A. KLAYMAN

PTS
 " = 50'
 INC.

21 Beachwood Drive
 Roberts/Klayman





Town of Stockbridge

50 MAIN STREET, P.O. BOX 417
STOCKBRIDGE, MASSACHUSETTS 01262-0417
TELEPHONE 413-298-4170
FAX 413-298-4344

Board of Selectmen Entertainment License Application

CONTACT INFORMATION (If different than Applicant on General License Application)

Name of Applicant: Justin Carafotes
Mailing Address: PO Box 694 Stockbridge Ma 01262
Telephone Number: 347.371.6009
Email Address: Justin@handCraftednyc.com

Liquor License: Yes No If so, what type: 12C

Please submit a floor plan, if required by the Board of Selectmen's policies.

PROPOSED ENTERTAINMENT: Annual One-Day

Date(s) or days of the week during which the entertainment will be provided:
Different days/times with a majority Thurs. - Sat.

Hours during which the entertainment will be provided:
Different hours with a majority between 4pm - 11pm

Estimated number of attendees: 50 - 125

Please fully describe the proposed entertainment:
we will be marketing the space for
weddings, galas and special events

Continued on back....



Town of Stockbridge

50 MAIN STREET, P.O. BOX 417
STOCKBRIDGE, MASSACHUSETTS 01262-0417
TELEPHONE 413-298-4170
FAX 413-298-4344

General License Application

Please check all boxes that apply:

Fee Enclosed: \$75⁰⁰ *paid 1/12*
(Please See Fee Schedule Attached)

- Alcohol New Renewal Annual Seasonal One Day (please see form attached)
- Wine & Malt Alcohol
- Restaurant (Common Victualler) Entertainment (please see form attached)
- Retail Bed & Breakfast Inn Other

Justin Carafotes April 16, 2021
Applicant Date

Hand Crafted _____
Business Name DBA (if different)

PO Box 694 347.371.6009 Justin@handcrafted
Street Address/PO Box Telephone Email NYC.COM

Stockbridge Ma 01262
City/Town State Zip

The licensed premises, activity, or equipment shall be located at the following address:
Catering equipment 2 Depot Street @ Stockbridge
Train Station

This license is requested for the following expected hours of operation and days of the week.
We will have different days/times however
many events takeplace Thursday - Saturday

Describe activity in the space below details of the license you're applying for (include any floor plan, if necessary):
Will well be hosting weddings
and special events of all kinds

Please check all that apply:

Dancing: By Patrons By Entertainers No Dancing

Music: Recorded Juke Box Live Music

Amplification System DJ No Music

Shows: Theatre Movies Floor Show

Light Show No Show

Nudity: Nudity, as described in *M.G.L. c. 140, § 183A*

No Nudity

Admission: Yes No

If yes, how much

Other: Video Games/ Automatic Amusement Devices (Indicate Quantity)

Pool/Billiard Tables (Indicate Quantity)

Televisions (Indicate Quantity)



Signature of Applicant

5/10/2021

Date



WAMC NORTHEAST
PUBLIC RADIO

**PROPOSAL FOR TOWN OF
STOCKBRIDGE**

"REVITALIZE TOURISM"

1 SPOT PER WEEK IN DRIVE TIME ROTATION MON-FRI 5A-7P

2 SPOTS PER WEEK IN ROUNDTABLE MON-FRI 9A-12P

2 SPOTS PER WEEK IN ROS MON-SUN 5A-11P

5 PAID SPOTS PER WEEK PLUS 1 ROS BONUS FOR 20 WEEKS

PLUS 14 ADDITIONAL ROS FOR PRE-PAY

134 TOTAL SPOTS

\$ 4800 PACKAGE TOTAL

VALUE OF: \$8120