

Town of Stockbridge  
Special Permit Application

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JUL 15 2021

TOWN CLERK

Application for: Extension, Alteration, Reconstruction, or Change of Use of  
Nonconforming Structures, Uses and Lots per zoning by-law Section 6.1.2.

Application is hereby made to the Board of Selectmen by:

Applicant (name): Emerald Lake Nominee Trust, Lori A. Robbins, Trustee

Applicant signature: Lori Robbins, Trustee

Applicant mailing address: P.O. Box 1519, Stockbridge, MA 01262

on the 14th day of July, 2021, for property shown on the Stockbridge  
Assessors Map # 102, Lot # 15

Berkshire Middle District Registry of Deeds Book 6125, Page 50

Owner of property: Emerald Lake Nominee Trust, Lori A. Robbins, Trustee

Owner's signature: Lori Robbins, Trustee

Address of property: 20 Mahkeenac Shores, Stockbridge, MA

Mailing address: P.O. Box 1519, Stockbridge, MA 01262

Description of property: Lot containing .14 acre on which was located a two story  
single family dwelling

Present use of property: Single Family Residence

Project description: Alteration/re-construction of a pre-existing, non conforming  
single family dwelling. See attached Addendum.

Appropriate Section of Zoning Bylaw: 6.1.2 (and M.G.L. Chapter 40A, Section 6)

Describe the reason you believe the lot and/or structure to be in nonconformance with the current  
Zoning Bylaw: The property is located in the R-2 zone, and is non conforming with regard to  
the following dimensional requirements: lot size, frontage, front yard setback, all side yard  
and rear setbacks, maximum lot coverage, and density. The only aspects of the property that are  
conforming are use as a single family residence, building height and stories. The Applicant had  
received a Special Permit from the Board of Selectmen dated August 13, 2020, but has made  
minor changes to the plan. See addendum attached.

Attach six sets of scaled 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 documentation, all 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.



**ADDENDUM TO SPECIAL PERMIT APPLICATION**

**Section 6.1.2 - Board of Selectmen**

**M.G.L., ch. 40A, §6**

**Lori A. Robbins, Trustee**

**EMERALD LAKE NOMINEE TRUST**

**Applicant/Owner**

**Property Location: 20 Mahkeenac Shores, Stockbridge, MA**

The applicant is the owner of a two story single family dwelling located in the R-2 zone on a .14 acre lot with 50.28 feet of frontage on Mahkeenac Shores Road. The lot is non-conforming with regard to frontage, acreage, lot coverage, density, front, rear side and all side yard setbacks. The lot was created and shown on a plan entitled "Plan No: 4 Cottage Lots Laid Out by Stockbridge Bowl Cottage Co. Stockbridge Mass June 30, 1934. The existing cottage was built in the 1940's when the "Recreation or Lake and River Front District" had no dimensional requirements. The property is located on the shore of Stockbridge Bowl at the westerly side of a small subdivision of cottages on a one way loop road known as Mahkeenac Shores containing 19 dwellings, all of which are pre-existing non-conforming. The applicant had received a special permit from the Board of Selectmen on August 13, 2020 to demolish the existing dwelling, which was built on piers and contained a first floor and second floor, and reconstruct a new 2 story dwelling that will have a poured foundation with a walkout basement, first floor and second floor that was based upon architectural plans prepared by Pamela Sandler, architect. Subsequent to the Notice for Recording, which was filed with the Berkshire Middle District Registry of Deeds on 9/11/20 in Book 6713, Page 295, the applicant hired David E. Lanoue Inc. to build the

house. The existing house was demolished . However, during the course of planning, the applicant chose a different style of building and now proposes to construct a slightly smaller single family residence . The proposed structure will be substantially on the same footprint of the prior existing and originally proposed house, but with improved setbacks. The applicant is seeking a special permit under Section 6.1.2 and MGL Chpt 40A, section 6. The new dwelling will not create any new nonconformities.

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

**ZONING TABLES**

<b>DISTRICT: R-2 (TAX MAP #102, LOT #15)</b>					
<b>REQUIREMENT</b>		<b>EXISTING</b>		<b>PREVIOUSELY PERMITTED (2020)</b>	<b>PROPOSED HOUSE</b>
LOT WIDTH/FRONTAGE:	250'	50.28±		N/C	N/C
<b>4.48</b>	FRONT (E):	40'	36.05'±	N/C	37.03±
	SIDE (N):	35'	7.47'±	N/C	N/C
	SIDE (S):	35'	4.08'±	N/C	4.48±
	REAR (W)LAKE:	150'	43.35±	N/C	N/C
HEIGHT	35'	< 35		<35	34.6'

	<b>EXISTING</b>
<b>TOTAL LOT SIZE:</b>	0.14 Acres (6,098 SF±)
<b>COVERAGE ALLOWED:</b>	10% (610 SF±)
<b>MASS ALLOWED:</b>	20% (1,220 SF±)

	EXISTING		PROPOSED	
	COVERAGE	MASS	COVERAGE	MASS
HOUSE /DECK/PORCH	1,142 SF±	2,130 SF±	1,133.21 SF±	>2,130 SF±
<b>TOTAL PERCENTAGE:</b>	18.7 %±	34.9 % ±	18.58 %±	>34.9 %±

Included with this submission are: 1) assessors map showing the lot highlighted in yellow; 2) Site Plan entitled “Proposed Site Plan Prepared for Emerald Lake Nominee Trust 20 Mahkeenac Shores Road, Stockbridge” dated May 5, 2020 revised 6/1/2021 prepared by Foresight Land Services showing the existing conditions and proposed conditions, locations of all structures and buildings with scaled measurements to all lot lines and between structures; 3) architectural floor plans entitled “A Timber Framed Lakehouse for Jeff Rea” by Jack A. Sobon, Architect for David E. Lanoue Inc. pages 1-7, showing the proposed floor plans, and proposed elevations. The Stockbridge Planning Board approving the applicant’s 2021 Special Permit for the Lake and Pond Overlay District on 7/6/21.

The proposed reconstruction is in compliance with Section 6.1.2 as follows:

The new dwelling will NOT increase any pre-existing non-conforming set backs Mahkeenac Shores Road is very narrow, with parking on the street exceedingly difficult for maneuvering. The applicant proposes to create off street parking spaces on the lot to alleviate this problem in the tight southwest corner of the one way Mahkeenac Shores Road, thus making it easier for all of the neighborhood to navigate the road.

The reconstruction will not be substantially more detrimental than the pre-existing, nonconforming structure or use to the character of the neighborhood. With the exception of one house, all of the other residences in the neighborhood have non-conforming front yard setbacks. The proposed new dwelling will have design and construction features that are far more beautiful and appealing than the existing cottage.

3. The proposed alteration and reconstruction is in conformity with Section 6.3.6 as follows:

a. The alteration is in compliance with all provisions and requirements of the bylaw, and in harmony with its general intent and purposes. The existing cottage, built in the 1940's is in a very deteriorated condition. The upgrading of property in Stockbridge is consistent with Section 1.3, Purposes, as it will conserve the value of land and buildings within the town.

b. The proposed alteration and reconstruction is essential and desirable to public convenience and welfare at the proposed location. The upgrading of the existing structure is a benefit to the public in that it will increase the assessed value, provide off-street parking and a more appealing new house.


c. The alteration and reconstruction will not be detrimental to adjacent uses or to the established or future character of the neighborhood. The neighborhood consists of houses located on pre-existing non conforming small lots. Many of the other homes in the Mahkeenac Shores subdivision have been significantly altered and/or reconstructed to

be structures larger than the former smaller cottages. All finish elements of the architecture of the proposed residence have been proportionately designed to complement its setting and the character of the other houses in the neighborhood, so that there will not be any adverse impact on the environment, public health or safety.

d. The addition will not create undue traffic congestion or unduly impair pedestrian safety. The dwelling on the property will remain a single-family dwelling, and therefore there will not be any adverse impact on vehicular or pedestrian traffic.

e. The proposed expansion will not overload any public services to the location. The single family dwelling property will continue to be served by water from the Mahkeenac Water Company; however, the applicant proposed to drill a new well. The existing 2 bedroom 2 bathroom residence will be replaced by a 3 bedroom, 2 ½ bath house that is served by town sewer. The additional bedroom and ½ bath will not overload the Stockbridge town sewer system.

**EMERALD LAKE NOMINEE TRUST**  
**Applicant/Owner**

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





0.24 AcC

56.7'

0.14 /

10

112'

50'

17

(53)

0.13 AcC

50'

57'

20

0.12 Ac

8

108.7'

16

(52)

0.14 AcC

50'

90.8

52'S

50'S

(51)

103'

15

0.14 AcC

50'

50'

14

0.25

AcC

50'

24'

100'

(60)

115'

98'

70'

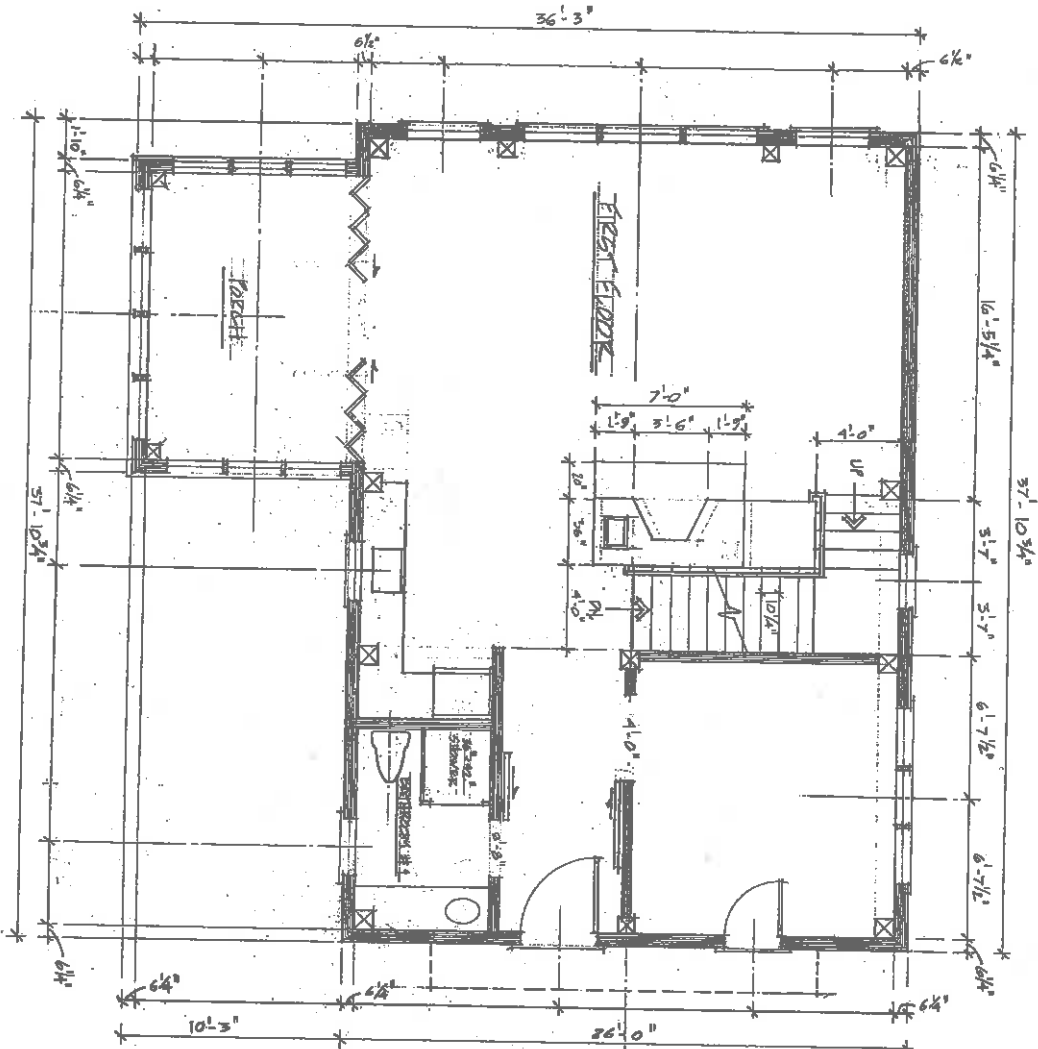
16'

141'S



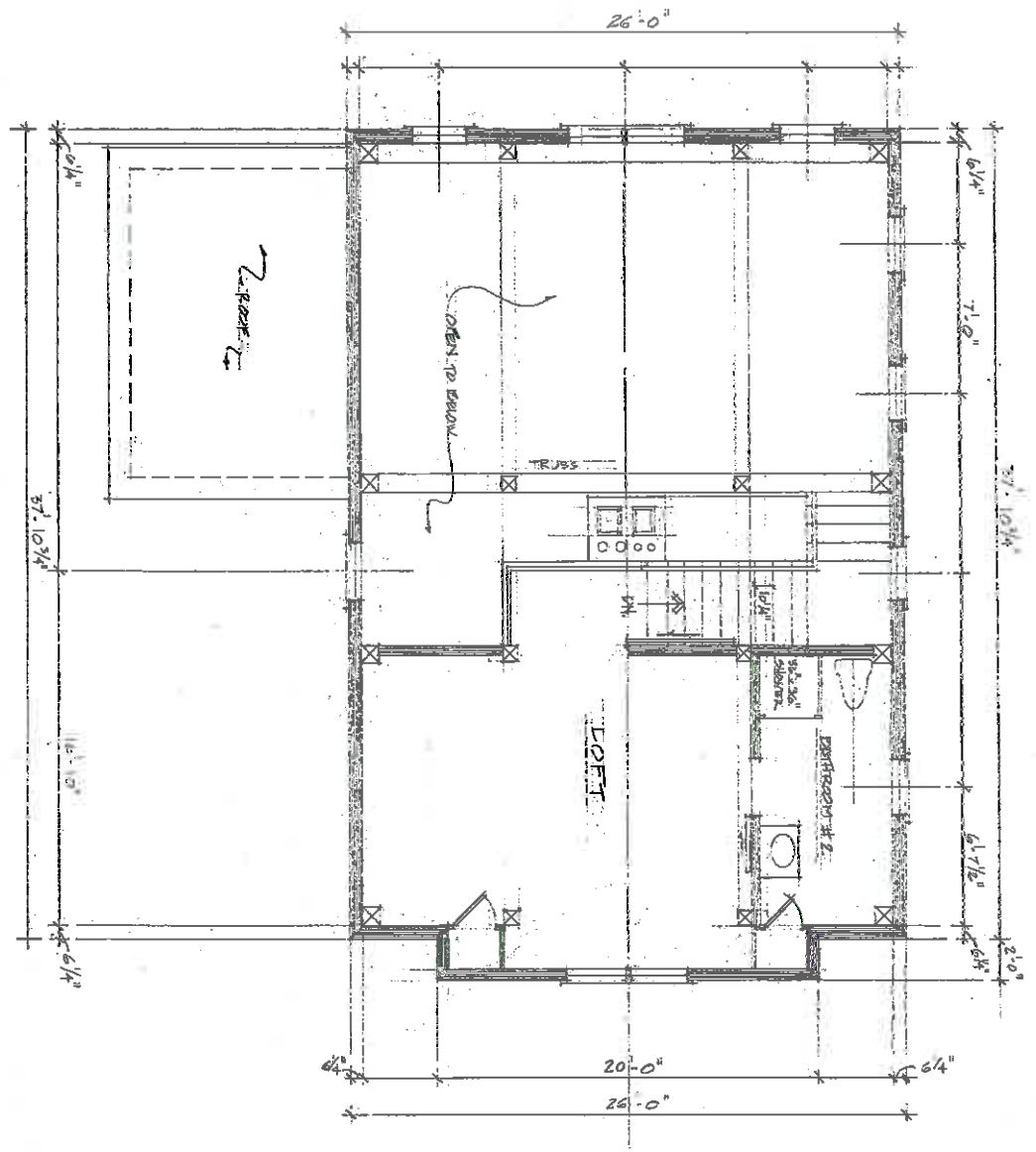






MAIN LEVEL PLAN  
SCALE 1/8" = 1'-0"

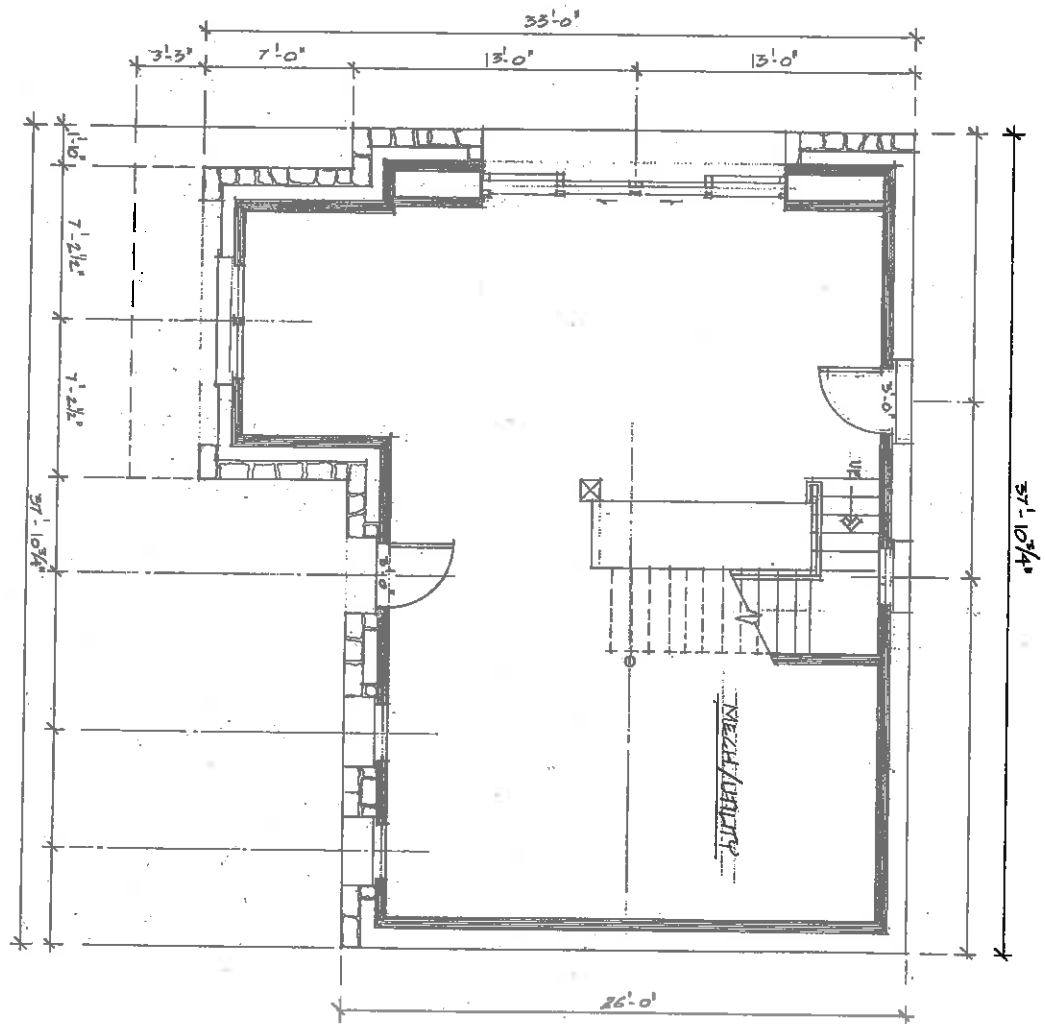
A TIMBER FRAMED WAREHOUSE FOR  
LEFF REA  
100 HAZENHUR STREET, STURBRIDGE, MA.  
DAVID S. LAMOND, INC.  
10 HANCOCK STREET, STURBRIDGE, MA 01570-1411  
JACK A. DOBSON, ARCHITECT



**UPPER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"

TIMBER FRAMED BARNHOUSE FOR  
 JEFF REA  
 57 HAZLEBROOK AVENUE, STAMFORD, CT 06907  
 310/341-1111  
 DAVID E. LANDAU, INC.  
 5 SHANNON STREET, STAMFORD, CT 06907  
 JACK A. SORONI, ARCHITECT

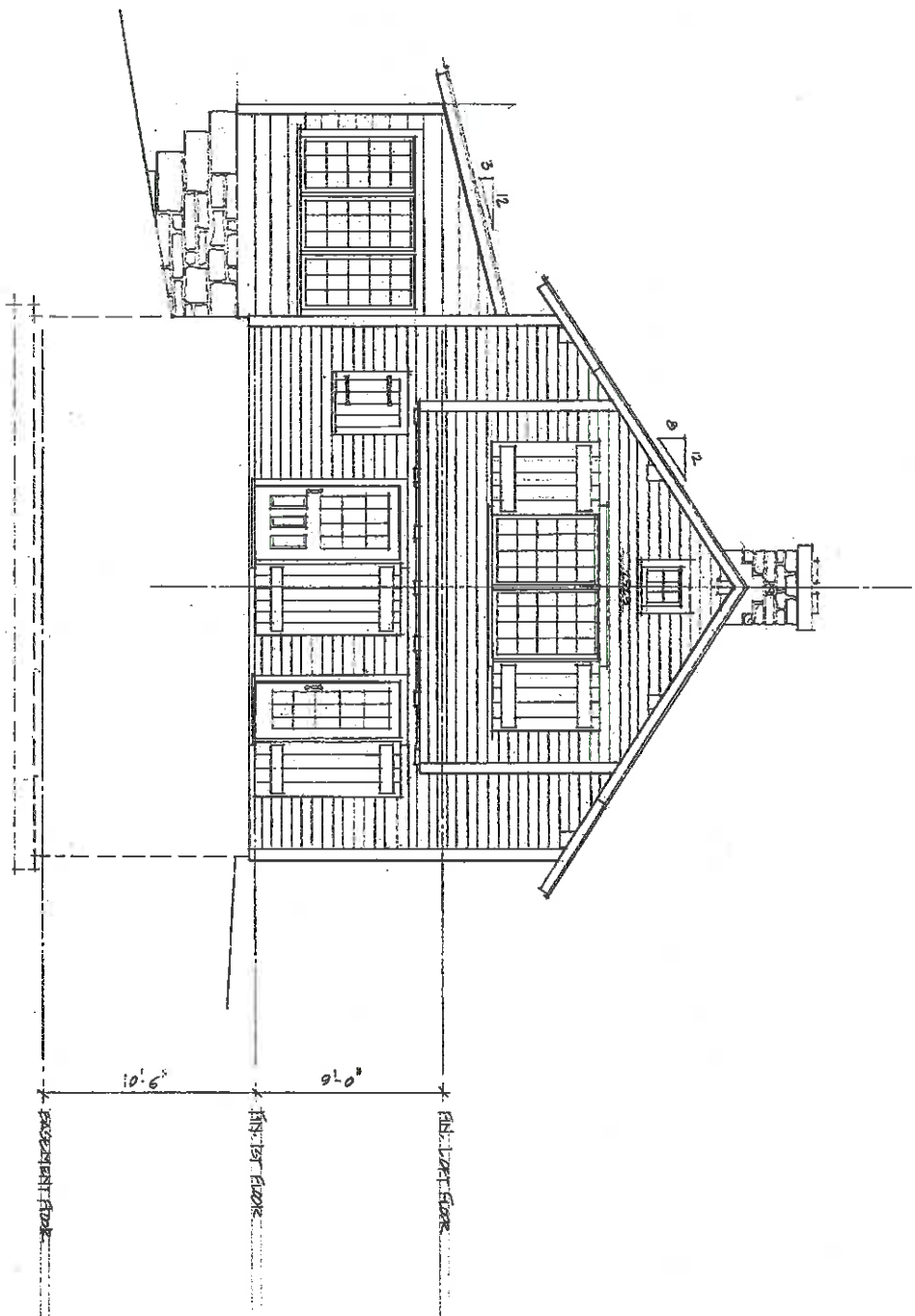




LOWER LEVEL PLAN  
SCALE 1/4" = 1'-0"

A TIMBER FRAMED LAKEHOUSE FOR  
J E F F K E A  
20 PONDERSIVE SHOPS ROAD, STONINGTON, CT, 06424  
DANIEL L. LAMOND, INC.  
200 W. MAIN ST., STONINGTON, CT 06424-5138  
MARK A. SOLOSI, ARCHITECT

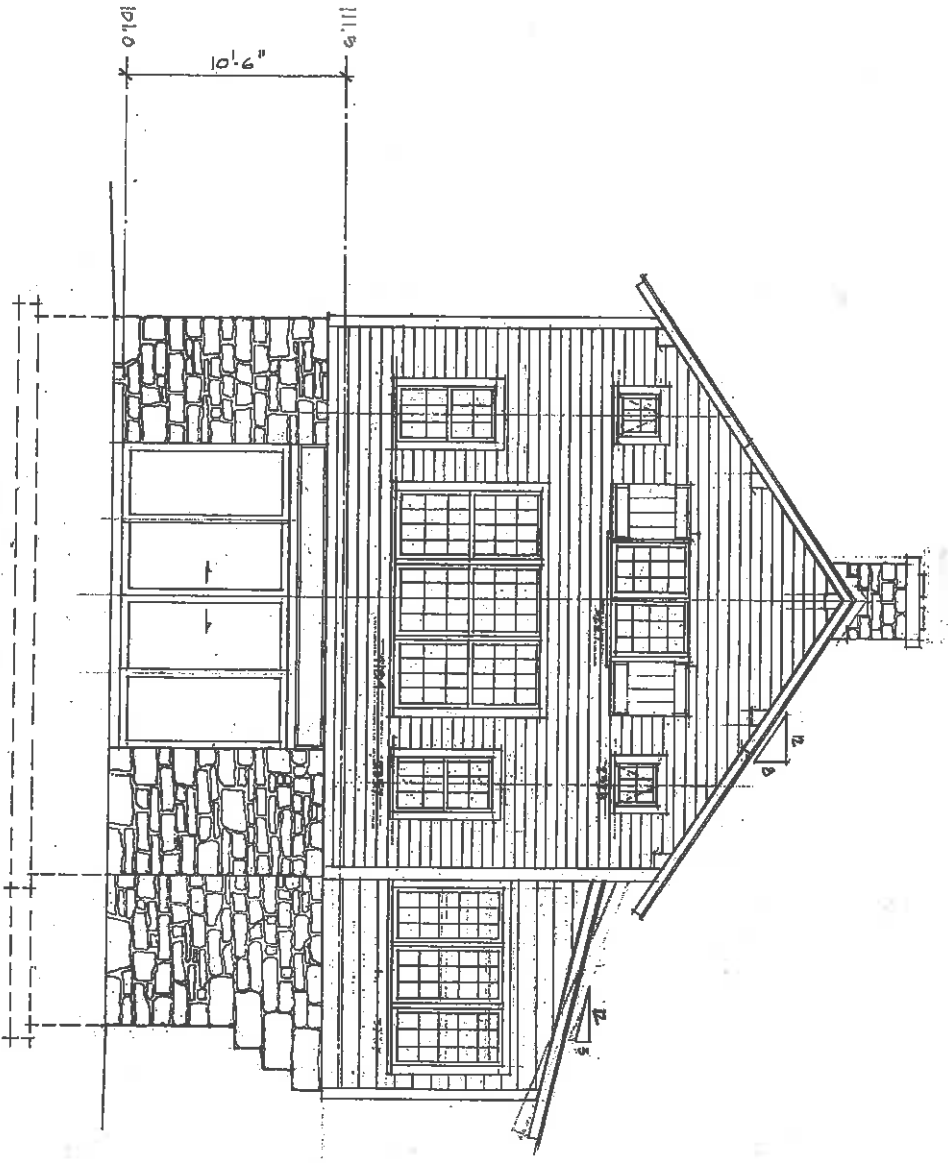




EAST ELEVATION  
SCALE 1/4" = 1'-0"

A TIMBER FRAMED LAKE HOUSE FOR  
**JEFF REA**  
 22 WINDKISSING SHORES, PO. STRICKLAND, MA.  
 01828  
 DAVID B. RANOUX, INC.  
 75 STATE-ROCK STREET, STRICKLANDS, MA. 01828-4822-4141  
 JAKE A. SOBONIER/ARCHITECT



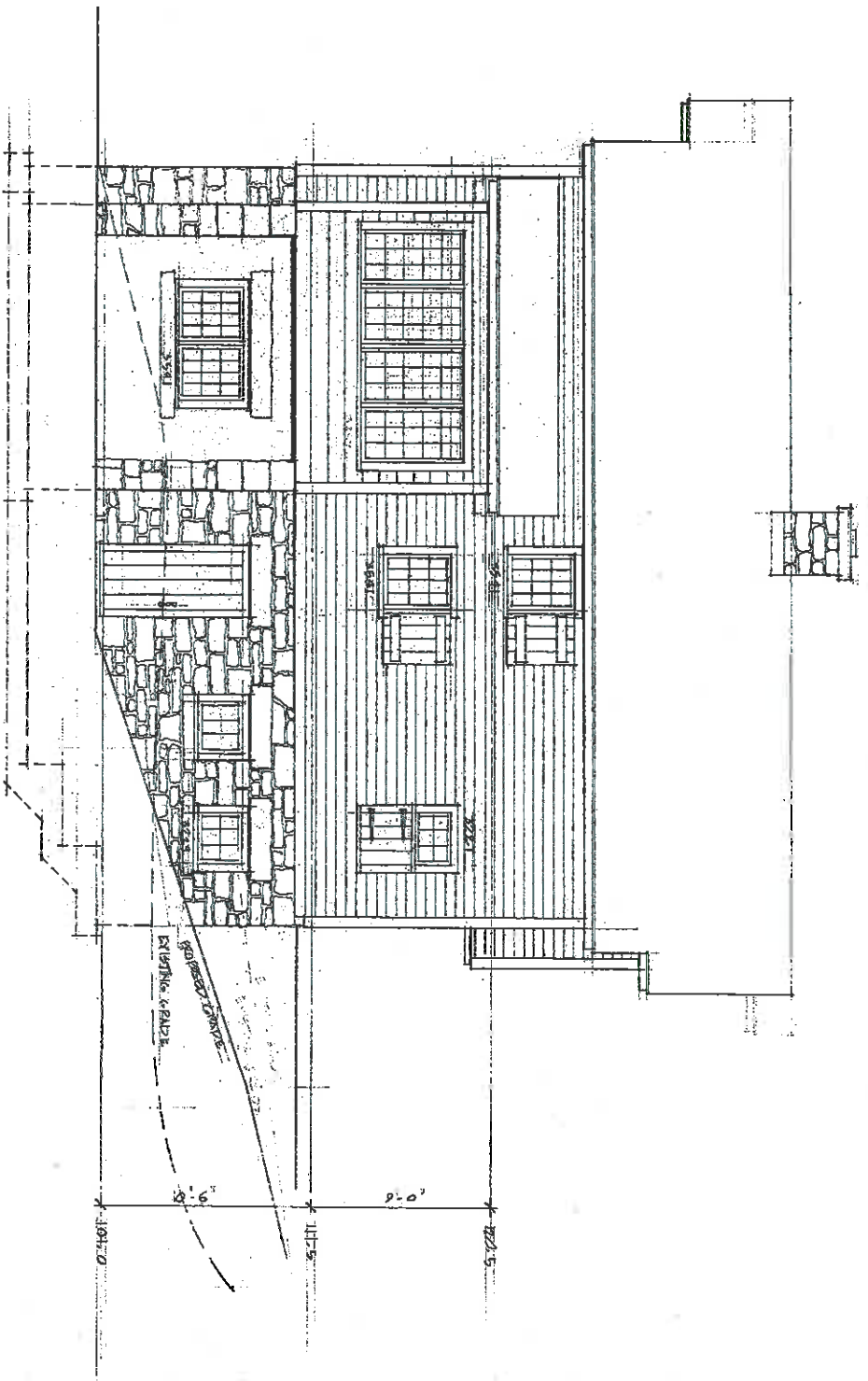


WEST ELEVATION  
SCALE: 1/4" = 1'-0"

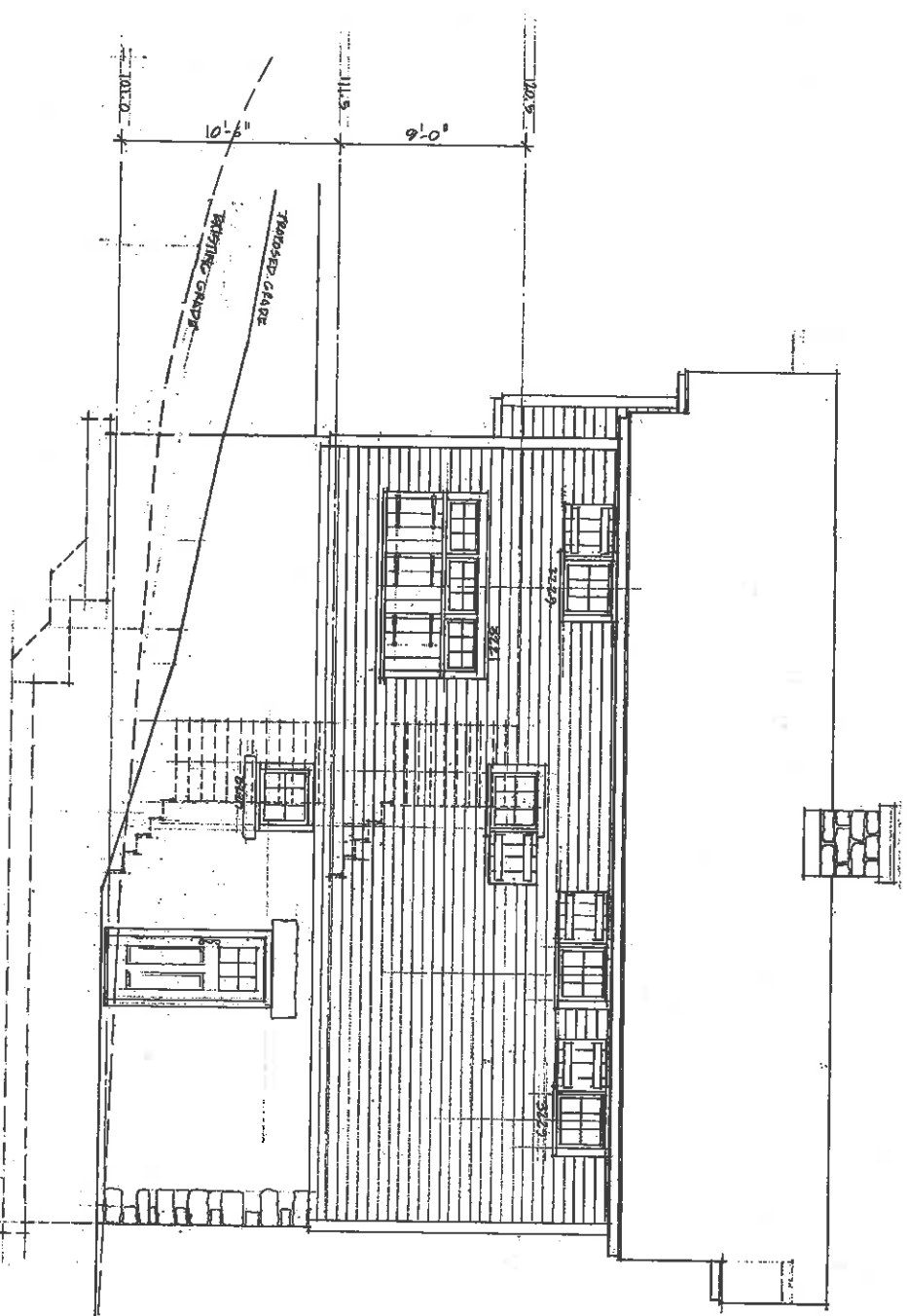
A TIMBER FRAME LAKEHOUSE FOR  
 JEFF REA  
 27 BAYVIEW DR. SAUGER, IOWA 50458  
 DAVID E. LAMOND, INC.  
 1200 KENNEDY BLVD. SUITE 200  
 JACKSONVILLE, FLORIDA 32216

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



TIMBER FRAMED LARKHOUSE FOR  
 JEFF REA  
 22 HAINES RD. STONERS CANY. ROCKY MOUNTAIN, TN.  
 37864  
 DAVID E. LANOUÉ, INC.  
 1200 HAINES RD. STONERS CANY. TN. 37864  
 JERRY A. SOBORN, ARCHITECT



NORTH ELEVATION

A TIMBER FRAMED WAREHOUSE FOR

JEFF KEA

DAVID E. LANSBIE INC

JEFF A. SOBONIKOWITZ

