

**ARIENTI + KLEPETAR LLP**  
ATTORNEYS AT LAW

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**VIA HAND DELIVERY**  
**AND EMAIL: [admin@montereyma.gov](mailto:admin@montereyma.gov)**

April 6, 2023

Monterey Zoning Board of Appeals  
Monterey Town Hall  
435 Main Road  
Monterey, MA 01245  
Attn: Melissa Noe

RE: **Special Permit Application for Darren F. Marino & Lisa A. Marino**  
**30 Prescott Lane, Monterey, MA**

Dear Members of the Board:

Enclosed please find a special permit application (11 copies and \$100.00 filing fee) along with attachments on behalf of Darren F. Marino & Lisa A. Marino (“Marino” or “Applicant”) pertaining to the property at 30 Prescott Lane, Monterey (the “Property”). The application to the Monterey Zoning Board of Appeals (“ZBA”) is made pursuant to Monterey Zoning Bylaws (the “Bylaws”) Section 9.4 and Section 5.1.6.2.

The property at 30 Prescott Lane (the “Property”) comprises approximately .28 acres of land along the northeasterly side of Lake Buel. The Property is served by a deeded right-of-way providing access to and from Pixley Road/Rt.57. Please see a copy of the relevant portion of the Assessor’s Map attached as *Exhibit ‘A’* for illustrative purposes.

The existing single-family house on the Property is a one and one-half story Cape structure originally built in 1945 (See *Exhibit 'B'* Assessment Field Card, attached hereto), and includes a deck on the Southwesterly corner of the house. The Property was purchased by the Marino's in 2021.

The Property is situated in the Lakeshore Zoning District ("LS") and is existing-nonconforming with respect to lot area, which is approximately .28 acres (12,197 square feet) and with regard to the fact that the frontage serving the Property is by a right-of-way from Pixley Road. The existing house is dimensionally existing-nonconforming with regard to the rear/lake facing (Southwestern) portion of the structure, which is approximately 20.69 feet from the mean high-water line of Lake Buel, placing it within the 40-foot setback from the mean high-water line of the Lake (see Bylaws s.4.2.2.2). Please see the Proposed Site Development Plan by White Engineering attached hereto at *Exhibit 'C'*. It should be noted that Section 4.2.1\*\* of the Bylaws applies to this Lot, allowing for 15 foot setback dimensions because the Lot was in existence prior to May 3, 1986 and has not been altered since. Regarding existing lot area coverage, the house footprint area comprises approximately 937 square feet, which equals 9% lot area coverage, well within the 20% Max. Land Coverage (lot area coverage) for the LS District, rendering this aspect conforming with the Bylaws.

The existing house is proposed to be razed and the Marino's would like to construct a new home on the Property that is in harmony with other neighborhood residences while providing a more contemporary and comfortable living environment. The new home is proposed to occupy substantially the same footprint as the existing structure on the rear/Lake Buel side and on both sides. The front facing/Northerly side of the new home is planned to extend further in the direction of Pixley Road by approximately 17 feet. Please see architectural floor plans and elevations by East Branch Studio, Ben Leedy, AIA, attached hereto as *Exhibit 'D'*. The proposed First Floor Plan provides for 1,574 square feet of living space and 568 square feet deck/porch space, comprised of a 180 square foot deck at the northeast corner and a 335 square foot porch along the front of the House. The second floor of the residence comprises 1,326 square feet,

including bedrooms, bathrooms and an office space. The exterior of the home will be clad with wood siding and a standing seam metal roof is currently specified (please see *Exhibit 'D'*, pages A2.0 and A2.1). In order to offset any potential for night time light pollution the windows facing the Lake (see West Elevation, *Exhibit 'D'*, A2.0) will be fitted with full-height shades.

The footprint of the proposed new home totals 2,142 square feet, equaling approximately 17% of lot area coverage/Land Coverage, remaining well within the 20% Max Land Coverage ratio mandated in the LS District as per the Bylaws, rendering the proposed new lot area coverage in conformity with the Bylaws (Please see *Exhibits 'C' and 'D'*).

With regard to dimensional setbacks, the Lake facing façade of the new home will be located the same distance from the bank of the Lake as the existing structure, therefore there will be no intensification of this existing non-conforming aspect of the current house (Please see *Exhibit 'D'*). A set of stairs to the lawn will provide access at the Southeast corner of the home, extending no further toward the Lake than the existing façade structure, and a 180 square foot deck at the Southwest corner will replace the existing deck in the same location (Please see *Exhibit 'C'*). The Lake facing side of this deck will be located further away from the Lake's bank than the existing deck, reducing the intensity of this existing non-conforming condition, and similarly the Westerly side of this deck will not extend as far toward the Western property line as the existing deck, at approximately 20 feet as provided on the Site Plan. The East facing facade of the proposed new home will be a very small distance closer to the Easterly property line, but will still be more than 21 feet from this boundary and well outside of the 15 foot setback. The front side of the proposed new home, on the opposite side from the Lake, will extend approximately 17 feet further to the North than the existing structure, but is conforming in all aspects with the Bylaws. This façade is the primary entrance and exit to the new home, and will be adorned with a 6 foot deep porch that wraps the Northeasterly corner of the proposed new home (see *Exhibit 'C'*).

Accordingly, this application for a Special Permit pursuant to section 5.1.6.2 of the

Bylaws is hereby presented to the Monterey Zoning Board of Appeals demonstrating that the proposed new home construction is an alteration of the existing nonconforming house that does not increase or intensify the nonconforming nature of the existing nonconforming structure or lot.

In conjunction with this Special Permit application, the Marino's were granted an Order of Conditions, dated March 15, 2022, from the Monterey Conservation Commission, a copy of which is on file with the Commission and recorded at the Berkshire Southern District Registry of Deeds in Book 2767, Page 190. On March 28, 2023, White Engineering submitted a Request to Amend the Order of Conditions on behalf of the Marino's to remove a garage that was included in the prior project scope and to add additional area at the Northerly end of the proposed home, which is reflected in the instant application for a Special Permit. The Conservation Commission is hearing the Request to Amend the Order of Conditions on Monday, April 10, 2023, which is anticipated to be granted.

In order to grant the Application, the Zoning Board of Appeals, as the Special Permit Granting Authority pursuant to Sections 9.4 and 5.1.6.2 of the Bylaws, are required to consider each of the following factors in determining that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town of Monterey or the neighborhood along Pixley Road. The ZBA's determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The Applicant respectfully suggests that the Application meets the above listed requirements, as follows:

1. Social, economic, or community needs are served by reconstructing the existing single family residence at the Property because this process brings the Property, the residence and all utilities serving it into a modern and environmentally safe and efficient condition. The newly constructed home will be architecturally consistent with the quality and character of the existing house and will maintain the aesthetic character of neighboring properties and with that of the neighborhood generally.
2. Traffic flow and safety, including parking and loading, are not significantly impacted by the Application since the use of the house and Property will not change in nature or character.
3. Adequacy of utilities and other public services are not impacted by the proposed Application since the use of the house and Property will not change in nature or character, and because the residence is served by a well for water and a septic system each located on-site.
4. Neighborhood character will benefit as a result of the proposed Application because it will maintain the architectural quality and character of the existing house and will further maintain consistency with the neighborhood generally. Social structures will be unaffected by the proposed Application because the use of the residence and Property will not change.
5. Impacts on the natural environment will be less burdensome due to new and more efficient building materials and equipment incorporated into the new home.
6. Potential fiscal impact, including impact on town services, tax base, and employment will be beneficial due to an increase in taxable value of the Property following completion of the Project leading to additional tax revenue, and the local area will benefit during the construction period from additional or sustained employment opportunities.

The information contained in this Application along with a presentation to the ZBA will demonstrate that the improvements proposed herein are in accordance with Sections 9.4 and 5.1.6.2 of the Bylaws, the Massachusetts Zoning Act, G.L. ch. 40A, as well as controlling case law for the issuance of a Special Permit because it **will not** be substantially more detrimental to the character of the neighborhood than the existing nonconforming structure or use, and rather will improve the neighborhood's character and quality substantially.

Thank you for your consideration of this Application.

Very truly yours,

ARIENTI + KLEPETAR, LLP

  
C. Nicholas Arienti



## Town of Monterey

### Zoning Board of Appeals Application

For office use only	
<b>Date application was received &amp; filed with the Town Clerk</b>	
<b>Application Number</b>	
<b>Filing fee/expense reimbursement (check #)</b>	
<b>Property Address</b>	
<b>Dates advertised in the Berkshire Eagle</b>	
<b>Hearing Date</b>	
<b>11 copies submitted</b>	

Be sure to supply all required information and sign the form where indicated. Please refer to the Zoning By-Laws of the Town of Monterey adopted by Town Meeting on May 5, 2012, as amended, and, when necessary, refer to specific sections within.

Applicant shall also be required to submit the application and attached documents (and any subsequent submission) electronically to the Administrative Assistant at [admin@montereyma.gov](mailto:admin@montereyma.gov)

**Section A. Please check the action you are seeking (check all that apply):**

Special Permit

Variance

Appeal (to modify a decision of a Town Board)

**Section B. Site/Property Information:**

**Address of property (ex. 123 Main Rd.):** 30 PRESCOTT LANE, MONTEREY

**Assessor's Map #: 114 Assessor's Lot #:** 12

**Zoning District(s):** LAKE SHORE "LS"

**Registry of Deeds Book & Page Number for Applicant's Title:** Bk.2694; Pg.73

**Section C. Property Ownership Information:**

**Full Name of Owner(s) (this must match the name on your deed referenced in Section B):**  
DARREN F. MARINO & LISA A. MARINO

**Mailing Address:** 89 BAYLOR AVE., HILLSDALE NJ 07642

**Owner's email address and phone number:** [dmarino@gmail.com](mailto:dmarino@gmail.com); (201) 819-4474

**Full name and mailing address of owner's agent or representative:** C. NICHOLAS ARIENTI,  
ARIENTI + KLEPETAR LLP, 342 MAIN ST. GREAT BARRINGTON MA

**Agent or representative's email address and phone number:** [narienti@ak-lawyers.com](mailto:narienti@ak-lawyers.com); (413) 528-4800

**Section D. Project Description (attach additional sheets if necessary):**

**Please provide a brief description of the Relief Sought and/or Proposed Project:**

Demolition of existing cottage and rebuild in substantially the same location.

**Section E. Variances, if applicable (attach additional sheets if necessary):**

**From which section of the zoning bylaws are you requesting a variance?** N/A

**What will the requested variance enable you to do?** Click here to enter text.

**If the variance is not granted, what hardship will you endure?** Click here to enter text.

**What special circumstances relating to soil condition, shape or topography of the land is prompting your request for a variance?** Click here to enter text.

**Explain why your special circumstances are not a result of your own actions?** Click here to enter text.



**Section F. Appeals (attach additional sheets as necessary and a copy of any written determination/action)**

**What action of which Town board is being appealed?** N/A

**Date of the action:** Click here to enter text.

**Describe the remedy you seek:** Click here to enter text.

**Section G. Special Permits, if applicable (attach additional sheets if necessary):**

**Describe the need for a Special Permit:** Rebuilding on the property is an alteration of the existing non-conforming structure.

**List all the nonconforming aspects of the property:** Lot Area is .28 acres; Frontage is by right of way; Rear setback at the lakeside is 24 feet.

**Has a special permit or variance been previously granted to this property which is/are currently active? If yes, please describe and/or attach copies of prior decisions:** No.

Each party signing this Application certifies that the information contained herein is true, accurate, complete and that no material fact or statement has been omitted from this Application which would be relevant to the relief requested hereunder. Signing and submitting this Application constitutes permission for the Board and/or its designees to access and walk the exterior portions of the property for the purpose of site visits in connection with the Application.

**Applicant or Representative's Signature:**



**Owner's Signature:**

DocuSigned by:  
**DARREN MARINO**  
65F34DB389CA4E1...

**Date:** April 4, 2023

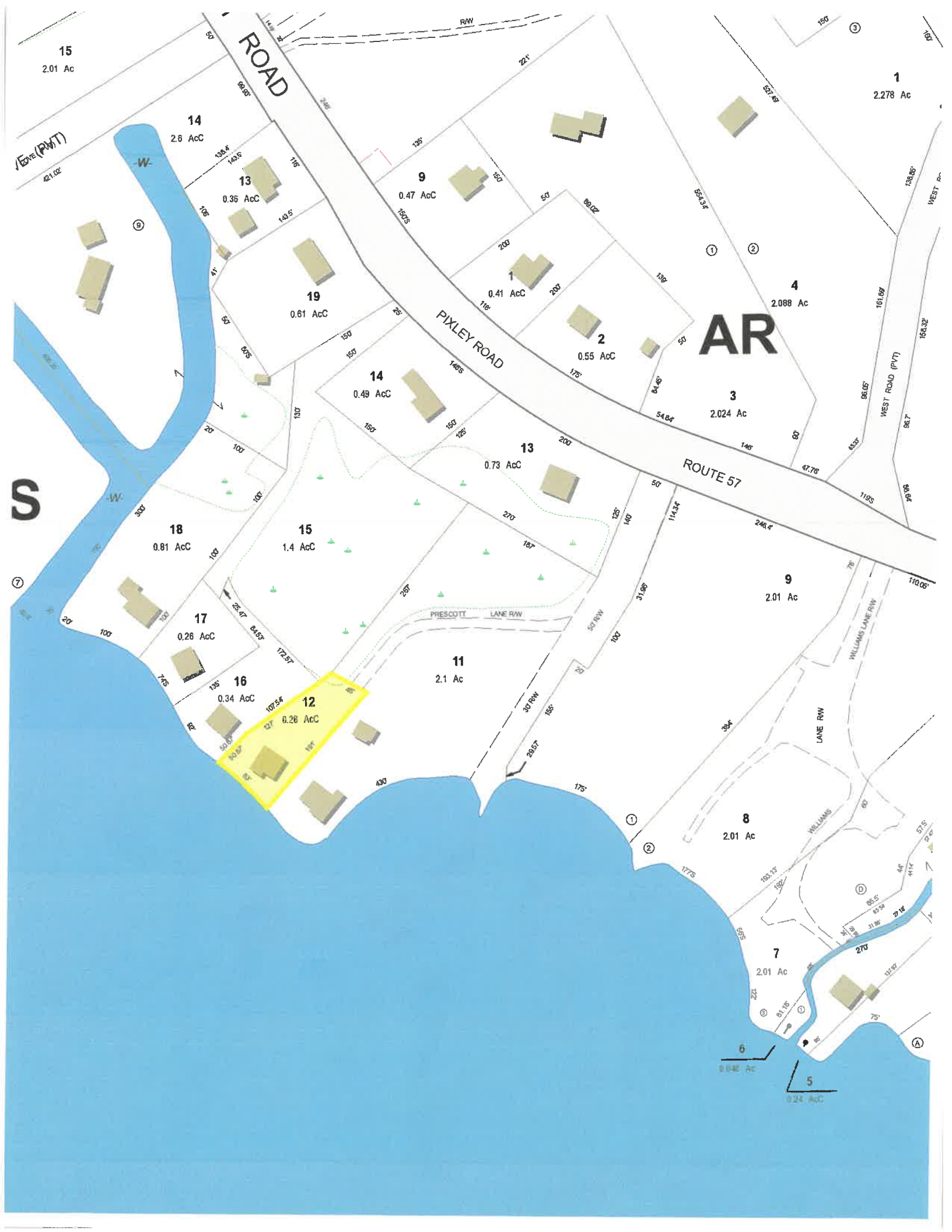
Table of Exhibits

Memorandum in Support of Special Permit Application

Marino – 30 Prescott Lane Monterey

- Exhibit A: Assessor's Map of Property
- Exhibit B: Assessment Field Card of Property
- Exhibit C: Proposed Site Development Plan – White Engineering Inc.
- Exhibit D: Architectural Plans and Elevations – East Branch Studio
- Exhibit E: Abutter's Notice

# Exhibit A



15  
2.01 Ac

14  
2.6 AcC

ROAD

13  
0.36 AcC

9  
0.47 AcC

1  
2.278 Ac

19  
0.61 AcC

AR

4  
2.088 Ac

PIXLEY ROAD

1  
0.41 AcC

2  
0.55 AcC

3  
2.024 Ac

14  
0.49 AcC

ROUTE 57

13  
0.73 AcC

S

18  
0.81 AcC

15  
1.4 AcC

9  
2.01 Ac

11  
2.1 Ac

17  
0.26 AcC

16  
0.34 AcC

12  
0.26 AcC

8  
2.01 Ac

7  
2.01 Ac

6  
0.046 Ac

5  
0.24 AcC

PRESCOTT LANE R/W

WILLIAMS LANE R/W

LANE R/W

WILLIAMS

West (R/W)

West Road (FVY)

Williams Lane R/W

Williams Lane R/W

Williams Lane R/W

# Exhibit B

# Assessment Field Card

Town of Monterey, Massachusetts



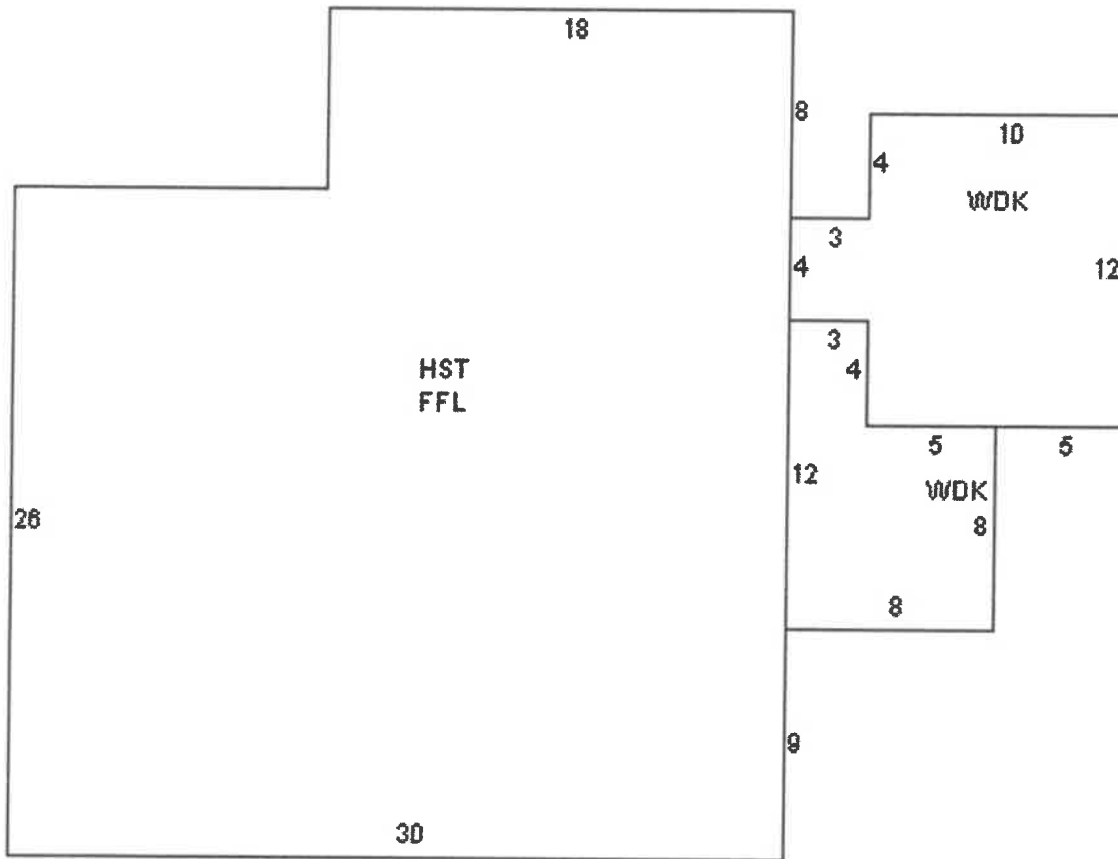
Parcel Information	
	<p> <b>Address:</b> 30 PRESCOTT LANE  <b>Map-Lot:</b> 114-012-000-000-0000  <b>Patriot Account #:</b> 714  <b>Owner:</b> MARINO DARREN F  <b>Co-Owner:</b> MARINO LISA A  <b>Mailing Address:</b> Contact Assessor's Office for Address.                 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> CAPE  <b>Year Built:</b> 1945  <b>Grade:</b> C+  <b>Frame Type:</b> WOOD  <b>Living Units:</b>  <b>Building Condition:</b> Excellent  <b>Roof Cover:</b> ASPHALT  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> WOOD SHING  <b>Pool:</b> False                 </p>	<p> <b>Total Acres:</b> 0.28  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b>  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b>  <b>Utility Code 1:</b> TYPC  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 2020 sqft  <b>Finished Area:</b> 1359 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft                 </p>	<p> <b>Sale Date:</b> 10/2/2020  <b>Sale Price:</b> \$ 710000  <b>Nal Description:</b>  <b>Grantor (Seller):</b> COYNE SHAWN M,  <b>Book/Page:</b> 2628-52                 </p>
Building Interior	Assessed Value



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

**No. Total Rooms:** 5  
**No. Bedrooms:** 3  
**No. Full Baths:** 1  
**No. Half Baths:** 0  
**Bath Rating:** AVER  
**No. Kitchens:** 1  
**Kitchen Rating:** AVER  
**Building Framing:** WOOD  
**Interior Wall Type:** DRYWALL  
**Fireplaces:** 1  
**Solar Hot Water:** False  
**Central Vac:** False  
**Floor Type:** SOFTWOOD  
**Heat Type:** NONE  
**Heat Fuel:** NONE  
**Percent A/C:** 0

**Assessed Yard Value:** \$ 2100  
**Assessed Land Value:** \$ 305500  
**Assessed Bldg Value:** \$210600  
**Total Assessed Value:** \$518200





# Exhibit C



LOCUS MAP



KEY MAP

**GENERAL NOTES:**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	PROPOSED SMART VENTS	10	EA	\$1,000.00
2	PROPOSED STRAW WATTLE BARRIERS	100	LF	\$10,000.00
3	PROPOSED SILT FENCE	100	LF	\$10,000.00
4	PROPOSED DRAINAGE	100	LF	\$10,000.00
5	PROPOSED CONCRETE	100	YD	\$10,000.00
6	PROPOSED ASPHALT	100	YD	\$10,000.00
7	PROPOSED GRASS	100	YD	\$10,000.00
8	PROPOSED TREES	100	EA	\$10,000.00
9	PROPOSED LIGHTS	100	EA	\$10,000.00
10	PROPOSED SIGNAGE	100	EA	\$10,000.00
11	PROPOSED FENCE	100	LF	\$10,000.00
12	PROPOSED DRIVEWAY	100	LF	\$10,000.00
13	PROPOSED SIDEWALK	100	LF	\$10,000.00
14	PROPOSED STAIRS	100	EA	\$10,000.00
15	PROPOSED RAMP	100	EA	\$10,000.00
16	PROPOSED ROOF	100	EA	\$10,000.00
17	PROPOSED WALL	100	EA	\$10,000.00
18	PROPOSED WINDOW	100	EA	\$10,000.00
19	PROPOSED DOOR	100	EA	\$10,000.00
20	PROPOSED PAINT	100	EA	\$10,000.00
21	PROPOSED ELECTRICAL	100	EA	\$10,000.00
22	PROPOSED PLUMBING	100	EA	\$10,000.00
23	PROPOSED MECHANICAL	100	EA	\$10,000.00
24	PROPOSED LANDSCAPE	100	EA	\$10,000.00
25	PROPOSED SECURITY	100	EA	\$10,000.00
26	PROPOSED FIRE	100	EA	\$10,000.00
27	PROPOSED ALARMS	100	EA	\$10,000.00
28	PROPOSED ACCESSORIES	100	EA	\$10,000.00
29	PROPOSED FINISHES	100	EA	\$10,000.00
30	PROPOSED INSTALLATION	100	EA	\$10,000.00
31	PROPOSED MAINTENANCE	100	EA	\$10,000.00
32	PROPOSED TRAINING	100	EA	\$10,000.00
33	PROPOSED DOCUMENTATION	100	EA	\$10,000.00
34	PROPOSED RECORDS	100	EA	\$10,000.00
35	PROPOSED ARCHIVES	100	EA	\$10,000.00
36	PROPOSED BACKUPS	100	EA	\$10,000.00
37	PROPOSED RECOVERY	100	EA	\$10,000.00
38	PROPOSED TESTING	100	EA	\$10,000.00
39	PROPOSED INSPECTIONS	100	EA	\$10,000.00
40	PROPOSED REPORTS	100	EA	\$10,000.00
41	PROPOSED REVIEWS	100	EA	\$10,000.00
42	PROPOSED APPROVALS	100	EA	\$10,000.00
43	PROPOSED PERMITS	100	EA	\$10,000.00
44	PROPOSED BONDS	100	EA	\$10,000.00
45	PROPOSED INSURANCE	100	EA	\$10,000.00
46	PROPOSED CONTRACTS	100	EA	\$10,000.00
47	PROPOSED AGREEMENTS	100	EA	\$10,000.00
48	PROPOSED COVENANTS	100	EA	\$10,000.00
49	PROPOSED DECLARATIONS	100	EA	\$10,000.00
50	PROPOSED STATEMENTS	100	EA	\$10,000.00

**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**LEGEND:**

- EXISTING CONTIGUOUS
- APPROXIMATE PROPERTY LINE
- EDGE OF ROAD
- EXISTING CHANNEL DRAINAGE
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- OPEN AREA MARKS
- MEAN ANNUAL HIGH WATERLINE
- EXISTING FENCE
- EXISTING SETBACKS
- EXISTING BUFFER ZONE
- SILT FENCE / RETAINED STRAW WATTLE
- PROPOSED STONE DRY EDGE
- EDGE OF INTELLECTUAL PROPERTY
- EXISTING WELL
- IRON PIPE
- EXISTING DRIP MANHOLE
- IRON MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE

**PROPOSED SMART VENTS TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED STRAW WATTLE BARRIERS TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED SILT FENCE TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED DRAINAGE TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED CONCRETE TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED ASPHALT TO BE SET AT 10' - \$11,000**

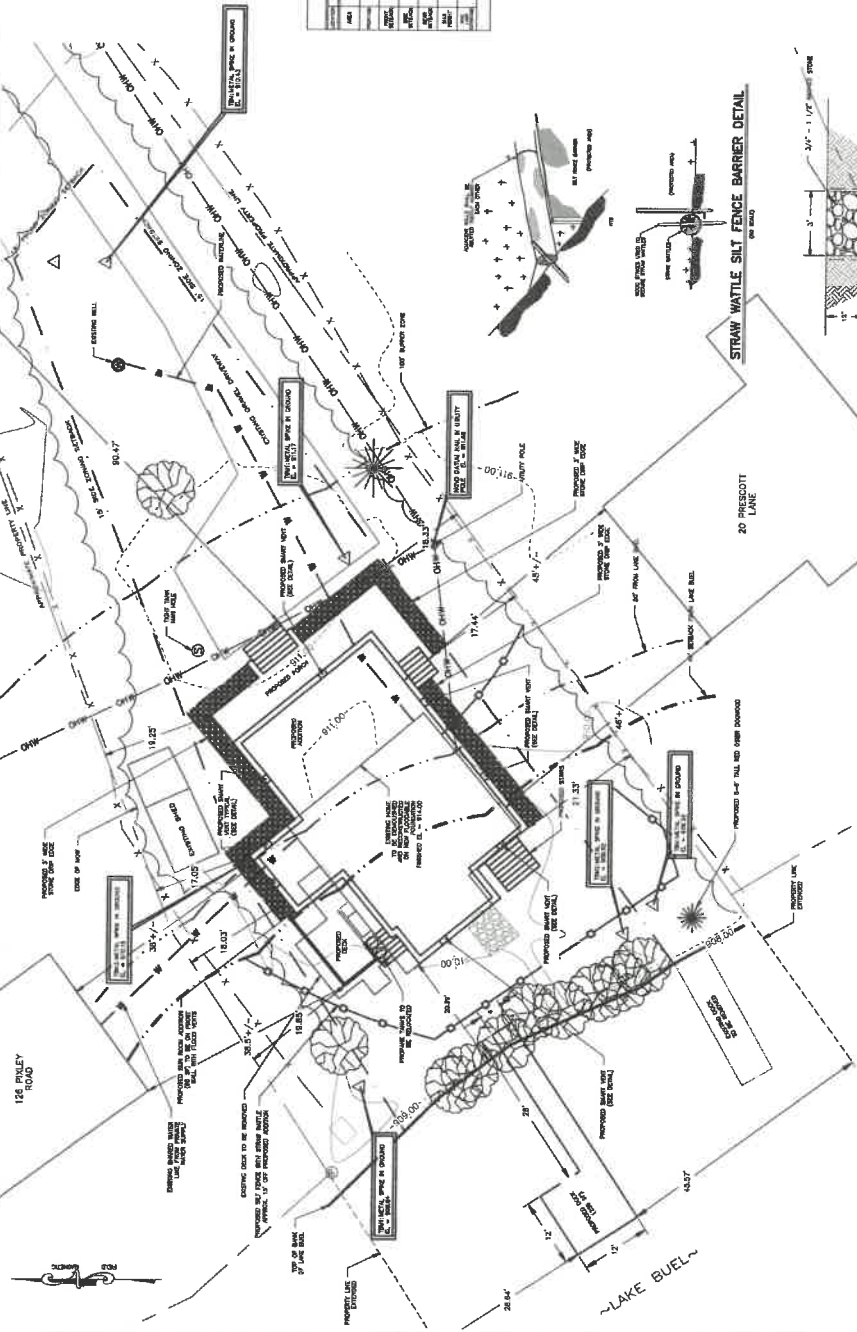
REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED GRASS TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION

**PROPOSED TREES TO BE SET AT 10' - \$11,000**

REMOVING PROPERTY LINES AND HOUSE LOCATIONS THEREFORE ARE APPROXIMATED IN LOCATION



DROP EDGE DETAIL



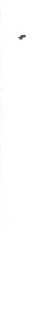
STRAW WATTLE SILT FENCE BARRIER DETAIL



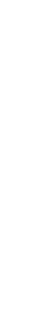
SMART VENT DETAIL



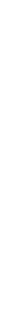
PROPOSED SMART VENT DETAIL



PROPOSED STRAW WATTLE BARRIER DETAIL



PROPOSED SILT FENCE DETAIL



PROPOSED DRAINAGE DETAIL

**PROPOSED SITE DEVELOPMENT PLAN**  
for  
**DARREN & LISA MARINO**

NO. PRESCOTT LANE  
NO. MAP 21-10-01B

NO. 1 REVISION PROPOSED ADDITIONS  
NO. 2 REVISION PROPOSED WELL WITH SUMP PUMP

CIN 03/18/2023  
PAL 2/28/2023

**WHITE ENGINEERING INC.**  
LEVEL 1 & 2  
68 SOUTH LEBANON STREET, PITTSFIELD MA 01201  
PHONE: (413) 468-8811  
FAX: (413) 468-8813  
LICENSED PROFESSIONAL ENGINEERS NEW YORK AND VERMONT

NO. 21-10-01B

**Smart VENT**  
877-441-6368  
www.smartvent.com

1. Smart Vents are designed to provide proper ventilation for your roof while preventing rain and wind from entering your home. They are the perfect solution for homes with gable roofs, dormer windows, and other roof types.

2. Smart Vents are made of durable materials that can withstand harsh weather conditions. They are also fire-resistant and can help reduce the risk of fire damage to your home.

3. Smart Vents are easy to install and can be added to your existing roof without the need for major renovations. They are also available in a variety of styles and colors to match your home's exterior.

4. Smart Vents can help reduce energy costs by allowing fresh air to circulate in your attic. This can help prevent heat buildup in the summer and keep your home cooler.

5. Smart Vents can help prevent mold and mildew growth in your attic. By allowing air to circulate, they can help keep your attic dry and free from moisture.

6. Smart Vents can help extend the life of your roof by preventing water damage and rot. They can also help prevent ice dams from forming in the winter, which can cause significant damage to your roof.

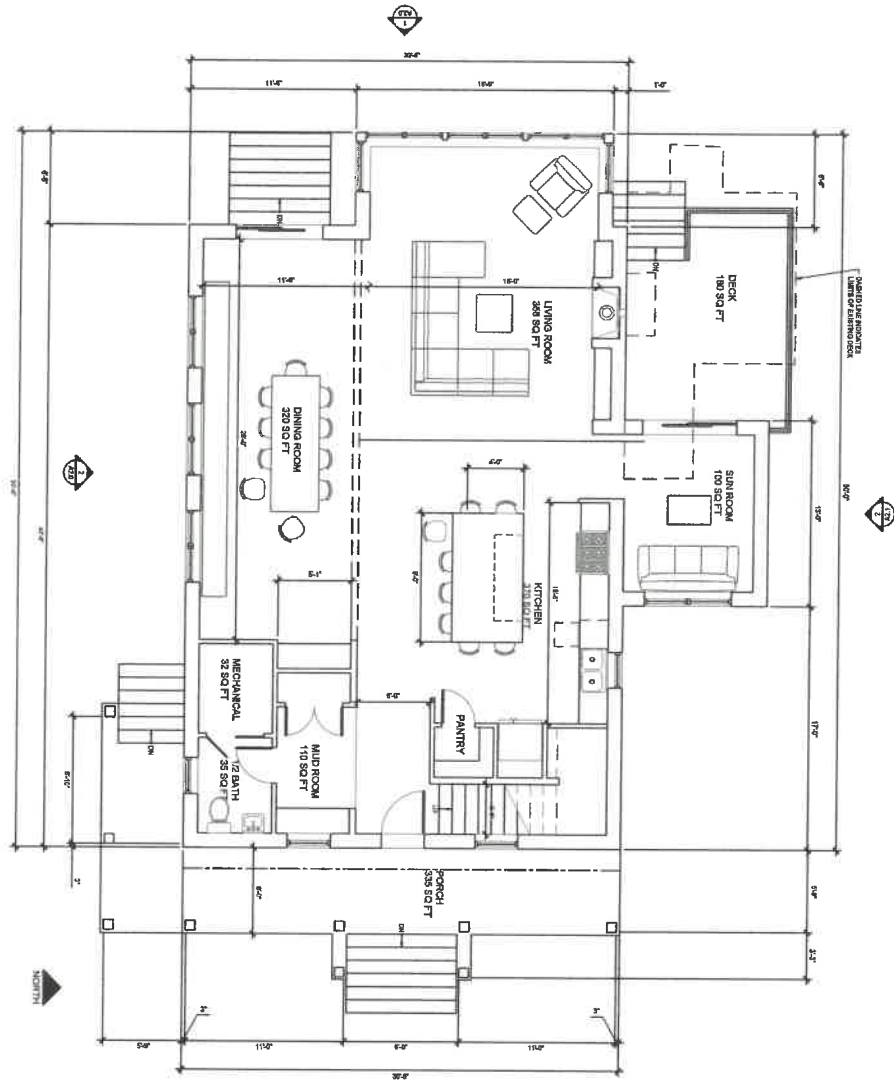
7. Smart Vents are a great investment for your home. They can help improve your home's energy efficiency, protect your roof, and increase your home's value.

8. Smart Vents are available in a variety of sizes and styles to fit your home's needs. They are also available in a variety of colors to match your home's exterior.

9. Smart Vents are a great choice for anyone looking to improve their home's ventilation and protect their roof. They are a simple and effective solution for a wide range of roof types and styles.

10. Smart Vents are a great choice for anyone looking to improve their home's energy efficiency and protect their roof. They are a simple and effective solution for a wide range of roof types and styles.

# Exhibit D



FIRST FLOOR: 1,574 SQ FT  
 DECKS & STAIRS: 588 SQ FT  
 TOTAL AREA COVERAGE: 2,142 SQ FT

A1.1

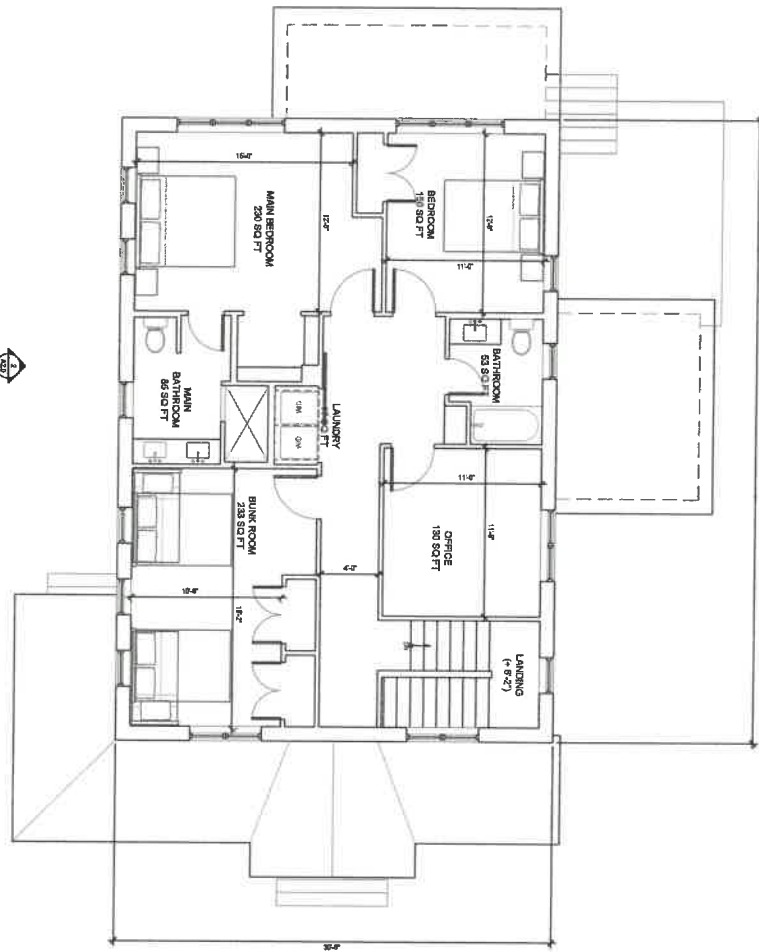
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 ISSUE DATE: 2/8/23

PROJECT: Morino Residence  
 CLIENT: Darren and Lisa Marino  
 30 Prescott Lane  
 Monterey, MA

East Branch Studio  
 634 Main Rd.  
 W. Chesterfield, MA  
 01084  
 (413) 296-0123





2nd FLOOR: 1,326 SQ FT  
 TOTAL HOUSE: 2,900 SQ FT

A1.2

SECOND FLOOR PLAN

SCALE  
 1/4" = 1'-0"

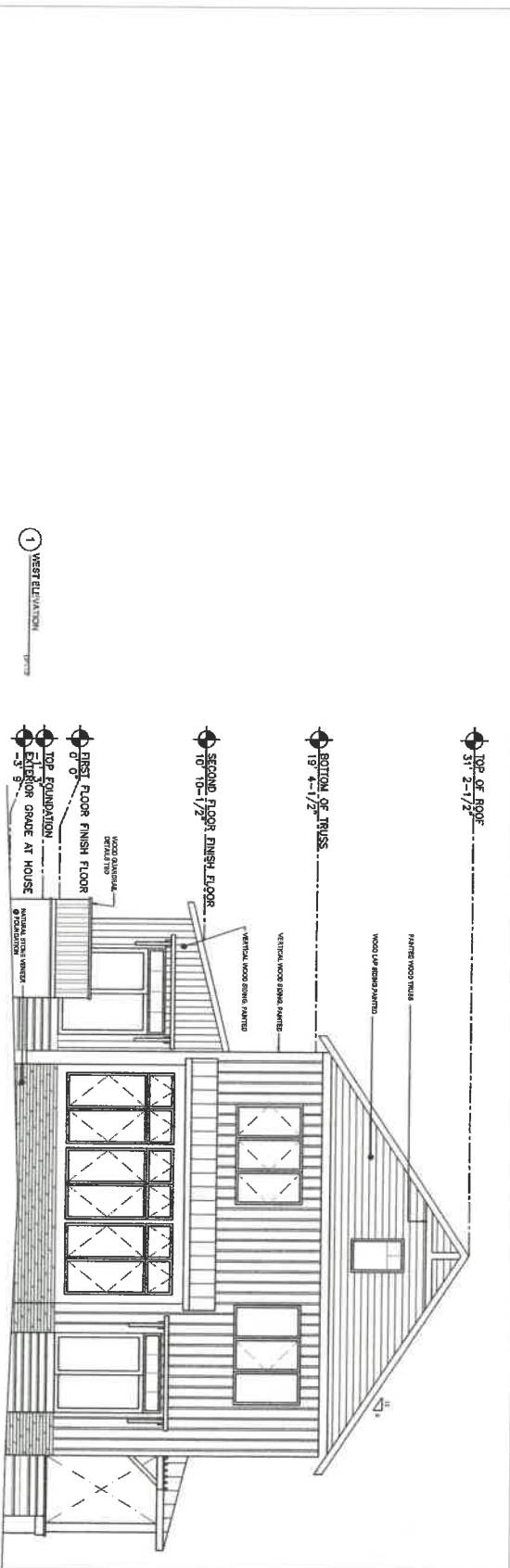
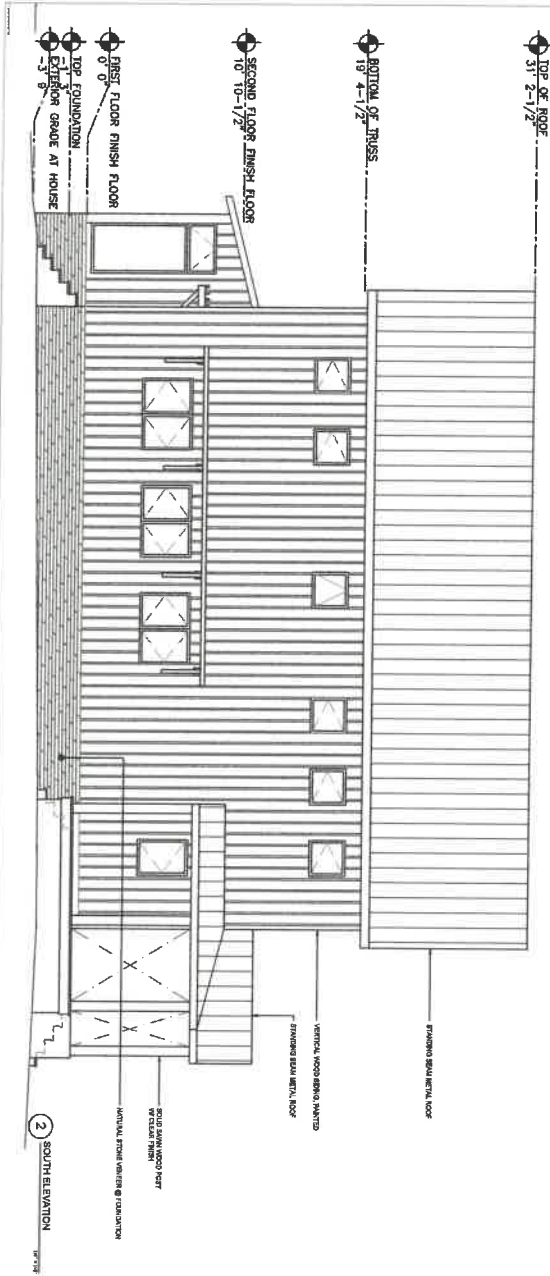
ISSUE DATE  
 2/8/23

PROJECT  
 Marino Residence

CLIENT  
 Darren & Lisa Marino  
 30 Prescott Lane  
 Monterey, MA

East Branch Studio  
 634 Main Rd.  
 W. Chesterfield, MA  
 01084  
 (413) 296-0123





**A2.0**

**SOUTH & WEST ELEVATIONS**

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

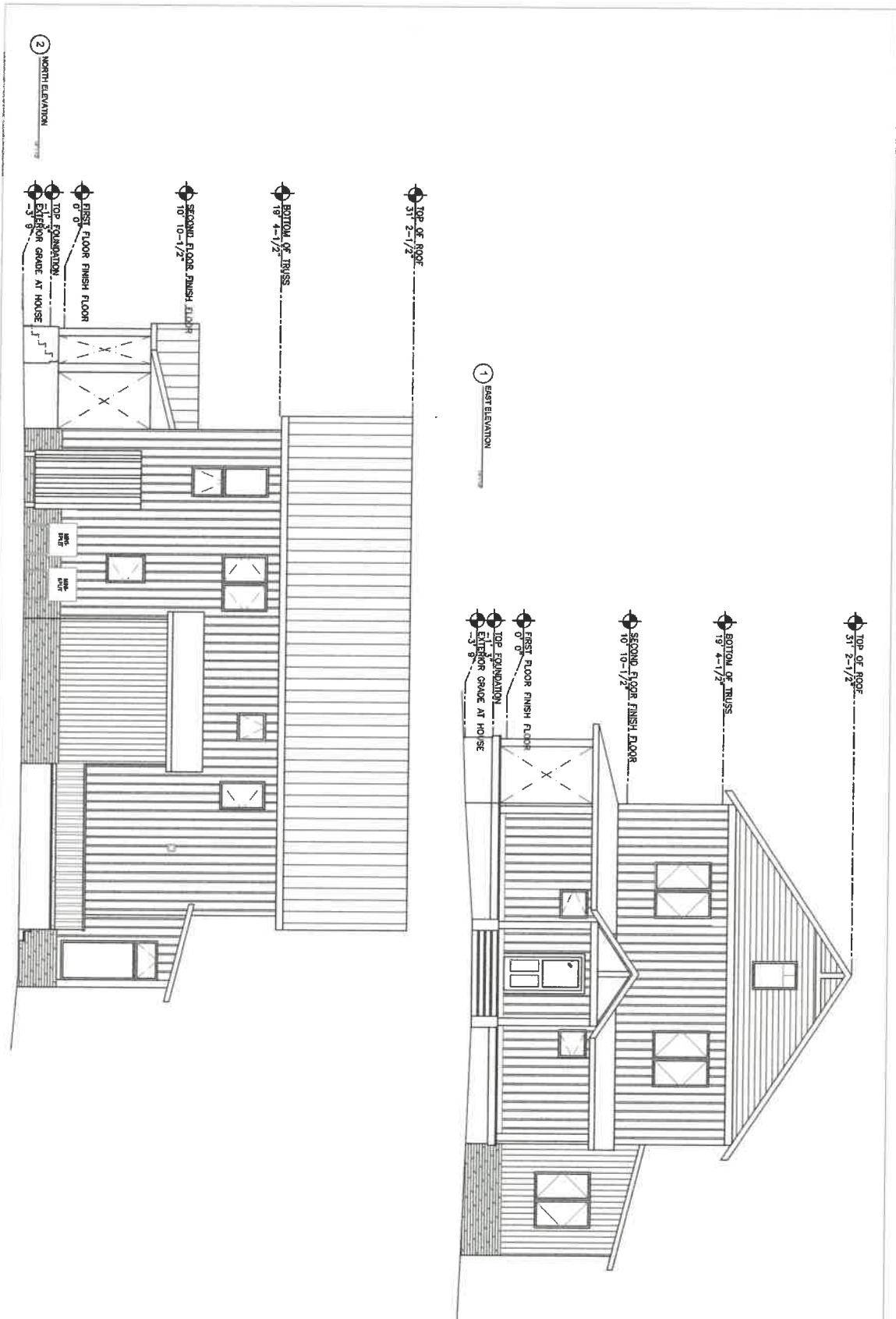
ISSUE DATE: 3/22/23

**PROJECT**  
Marino Residence

**CLIENT**  
Darren & Lisa Marino  
30 Prescott Lane  
Monterey, MA

**East Branch Studio**  
634 Main Rd.  
W. Chesterfield, MA  
01084  
(413) 296-0123





2 NORTH ELEVATION

1 EAST ELEVATION

A2.1

NORTH & EAST ELEVATIONS

SCALE  
1/4" = 1'-0"

ISSUE DATE  
3/22/23

PROJECT  
Marino Residence

CLIENT  
Darren & Lisa Marino  
30 Prescott Lane  
Monterey, MA

East Branch Studio  
634 Main Rd.  
W. Chesterfield, MA  
01084  
(413) 296-0123



# Exhibit E





# 300 foot Abutters List Report

Monterey, MA  
March 15, 2023

## Subject Property:

Parcel Number: 114-012-000  
CAMA Number: 114-012-000-000-0000  
Property Address: 30 PRESCOTT LANE

Mailing Address: MARINO DARREN F MARINO LISA A  
89 BAYLOR AVE  
HILLSDALE, NY 07642

## Abutters:

Parcel Number: 111-014-000  
CAMA Number: 111-014-000-000-0000  
Property Address: 3 HEBERT'S COVE

Mailing Address: ISAACSON ELAINE R TRUSTEE  
ISAACSON HAROLD S TRUSTEE  
671 DAVE MARION RD  
TOMS RIVER, NJ 08753

Parcel Number: 114-009-000  
CAMA Number: 114-009-000-000-0000  
Property Address: 134 PIXLEY RD

Mailing Address: LOMBARDO GROUP LLC  
117 PONDFIELD ROAD  
BRONXVILLE, NY 10708

Parcel Number: 114-011-000  
CAMA Number: 114-011-000-000-0000  
Property Address: 20 PRESCOTT LANE

Mailing Address: ASHEN FRANK Z ASHEN NANCY S  
201 WEST 70TH ST APT 20B  
NEW YORK, NY 10023

Parcel Number: 114-013-000  
CAMA Number: 114-013-000-000-0000  
Property Address: 130 PIXLEY RD

Mailing Address: JOHNSON PAULETTE R  
PO BOX 335  
GREAT BARRINGTON, MA 01230

Parcel Number: 114-014-000  
CAMA Number: 114-014-000-000-0000  
Property Address: 128 PIXLEY RD

Mailing Address: BLIFFELD DIANNE BLIFFELD  
SEBASTIAN  
5614 NETHERLAND AVE APT 2G  
BRONX, NY 10471

Parcel Number: 114-015-000  
CAMA Number: 114-015-000-000-0000  
Property Address: PIXLEY RD

Mailing Address: FARBER GARY KANDEL LINDA  
100 HILLSIDE AVENUE  
CRESSKILL, NJ 07626

Parcel Number: 114-016-000  
CAMA Number: 114-016-000-000-0000  
Property Address: 126 PIXLEY RD

Mailing Address: STEVENS KATHERINE L TRUSTEE  
ALLEN MARY A TRUSTEE  
PO BOX 608  
MONTEREY, MA 01245

Parcel Number: 114-017-000  
CAMA Number: 114-017-000-000-0000  
Property Address: 124 PIXLEY RD

Mailing Address: TANNENBAUM SUSAN TRUSTEE THE  
SUSAN TANNENBAUM TRUST  
3761 COVENTRY LANE  
BOCA RATON, FL 33469

Parcel Number: 114-018-000  
CAMA Number: 114-018-000-000-0000  
Property Address: 122 PIXLEY RD

Mailing Address: KANDEL LINDA S  
100 HILLSIDE AVE  
CRESSKILL, NJ 07626



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