



# Town of Monterey

## Zoning Board of Appeals Application

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

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.): 7 Buckingham Lane

Assessor's Map #: 102 Assessor's Lot #: 53

Zoning District(s): Lake Shore District

Registry of Deeds Book & Page Number for Applicant's Title: Book: 02650 Pages: 7-10

**Section C. Property Ownership Information:**

**Full Name of Owner(s) (this must match the name on your deed referenced in Section B):**

Jessica Reif-Caplan and Benjamin Reif-Caplan

**Mailing Address:** 43 Kingston Road, Newton, MA 02461

**Owner's email address and phone number:** jessica.reif@gmail.com / 617.947.1945

**Full name and mailing address of owner's agent or representative:** Stephan Green and Brian Bordonaro of Clark and Green Architects 113 Bridge Street Great Barrington, MA

**Agent or representative's email address and phone number:** sgreen@clarkandgreen.com  
bbordonaro@clarkandgreen.com 413.528.5180

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

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

Asking for relief to remove and reconstruct a non-conforming single-family dwelling on a non-conforming parcel. The new dwelling will conform to the dimensional requirements as listed in Section 4.2 of the zoning bylaws. Relief will be sought for the height of the new structure, which will be increased over the height of the existing structure but still remain below the maximum allowable height of 35 feet. Please see attached narrative for more detailed information.

**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?** N/A

**If the variance is not granted, what hardship will you endure?** N/A

**What special circumstances relating to soil condition, shape or topography of the land is prompting your request for a variance?** N/A

**Explain why your special circumstances are not a result of your own actions?** N/A

**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:** N/A

**Describe the remedy you seek:** N/A

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

**Describe the need for a Special Permit:** The existing single-family dwelling is a non-conforming structure because it is located less than 40 feet from the mean high water line of Lake Garfield. The new single-family dwelling will conform to Section 4.2 Dimensional Requirements but will increase in height. Per Section 5.1.6 "Nonconforming Single and Two Family Residential Structures" any change in height over the existing structure requires a Special Permit. The existing structure is located below the flood plain as set forth by FEMA, the new structure will be raised above the flood plain and meet state of Massachusetts guidelines for flood resistant construction.

**List all the nonconforming aspects of the property:** The new single-family dwelling will conform to all aspects of Section 4.2 Dimensional Requirements of the zoning bylaws.

**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:** \_\_\_\_\_

*Arthur M. Brian Bordanero*

**Owner's Signature:** \_\_\_\_\_

*Benny R. Coy* *James J. C.*

**Date:** 02.01.22



## 7 Buckingham Lane Special Permit Narrative

The property is located in the Lake Shore District. The Lake Shore District consists of all land located within 260 feet of the mean high water level line of Lake Buel or Lake Garfield. It was originally established in 1961 and as stated in Section 4.2.1 of the zoning bylaws it predates May 3, 1986 which allows all yard setback requirements to be 15 feet. As stated in Section 4.2.2. "no structure except fences, steps and docks may be erected in the Lake Shore District less than forty (40) feet from the mean high water line." These notes along with the "Table of Dimension Requirements" in Section 4.2.1 yields the following table of dimensional requirements for this property.

TABLE OF DIMENSIONAL REQUIREMENTS				
Category	Requirement	Existing	Proposed	Conformance
Property Area	2 Acres Minimum	0.23 Acres	0.23 Acres	No
Frontage	200 Feet Minimum	90.00 Feet	90.00 Feet	No
Front Setback	15 Feet Minimum	20'-2"	15'-1"	Yes
Left Side Setback	15 Feet Minimum	16'-2"	15'-6"	Yes
Right Side Setback	15 Feet Minimum	31'-7"	27'-3"	Yes
Rear (Lake) Setback	40 Feet Minimum	31'-6"	40'-3"	Yes
Building Height	35 Feet Maximum	14'-3"	31'-6"	Yes
Land Coverage	20% Maximum	14.5%	18.3%	Yes
Habitable Area	NA	1,256 sq. ft.	2,840 sq. ft.	NA
Total Area	NA	2,262 sq. ft.	2,999 sq. ft.	NA

The property is in non-conformance in two ways, it does not meet the requirements for property area or frontage, but is grandfathered in because it was in existence prior to the zoning bylaws. The existing structure is also in non-conformance as it does not meet the rear (lake) setback. The non-conformance makes Section 5.1.6 "Nonconforming Single and Two Family Residential Structures" take precedent. Section 5.1.6.b. reads: "

*By Special Permit - Single and Two Family Structures. In cases where a building permit is not authorized as a matter of right, above, the Zoning Board of Appeals may authorize by special permit any extension, alteration, or reconstruction of an existing nonconforming single or two family dwelling provided the Zoning Board of Appeals finds that such change would not increase the nonconforming nature of the structure, lot, and/or use."*

The property is partially located in a flood plain zone off Lake Garfield. The existing house is constructed below the FEMA base flood elevation and the new structure will be built to meet Massachusetts code for flood resistant construction. We are proposing to demolish the existing house and reconstruct a new single-family dwelling by special permit as stated in Section 5.1.6.

The new single-family dwelling will conform to Section 4.2 Dimensional Requirements but will increase in height. Per Section 5.1.6 "Nonconforming Single and Two Family Residential Structures" any change in height over the existing structure requires a Special Permit. The new structure will remain below the maximum 35 foot height requirement.

In accordance to Section 9.4.2 to obtain a special permit it must be shown the adverse effects of the new structure will not outweigh its beneficial impacts to the town or the neighborhood. The following section addresses the listed criteria:

1. **Social, economic, or community needs which are served by the proposal** – the existing property is used as a single-family structure and will be continued to used in the same manner.
2. **Traffic flow and safety, including parking and loading** – The minimum amount of off-street parking for a single-family dwelling is 2 spots. The proposed plan for the property will provide 2 parking spaces which meets requirements.
3. **Adequacy of utilities and other public services** – The property has private water and sewer and will have no adverse effect on public services.
4. **Neighborhood character and social structures** – The new structure will have several improvements over the existing structure:
  - a. Adding a friendly and inviting entrance to the street side of the building, the existing structure has no entrance on the street side of the building. This should improve interaction with the neighborhood.
  - b. LoE366 glazing will be used to help reduce visible light transmission off the new glazing. LoE366 glazing will represent a 4% reflectance improvement over the existing clear glass on the structure which should help reduce glare.
  - c. All new exterior light fixtures will be Dark Sky Compliant to reduce light pollution. The design of the building has minimal openings facing adjacent neighbors that could allow interior light to reach other structures. When possible lights on the interior will be positioned away from the lake view. Interior shades will also be used to reduce light transmission during night hours.
  - d. The position of the new structure is further from the lake than adjacent neighbors, improving the zoning requirements of the neighborhood.
  - e. The view corridors of existing neighbors have been taken into account in the design of the new structure. The portion of the of the structure to be increased in height has been moved towards the north and west side of the property which moves it further from neighbor's view corridors. The single story covered porch and open deck are on the south side of the house to keep the structure lower adjacent to the view corridors. See sheet L1.0 View Diagram.

The structure will have traditional gable roofs in keeping with the surrounding neighbors.

5. **Impacts on natural environment** – The new house will be raised above the flood plain which will reduce the amount of strain on the surrounding neighborhood (and neighboring structures) in flood conditions.
6. **Potential fiscal impact, including impact on town services, tax base, and employment** – The use of the property will remain a single-family house and will have no adverse impact on town services or employment. The improved structure raised above the flood plain should increase the value of the property and thus increase the tax base.

 <p>The Commonwealth of Massachusetts State Board of Building Regulations and Standards Massachusetts State Building Code 780 CMR</p>	 <p>Town of Monterey Monterey Town Hall 435 Main Rd P.O. Box 308, Monterey, MA 01245 Phone: 413-528-1443 Fax: 413-528-9452 www.montereyma.gov</p>
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**APPLICATION TO CONSTRUCT, REPAIR, RENOVATE OR DEMOLISH A ONE OR TWO FAMILY DWELLING**

**THIS SECTION FOR OFFICIAL USE ONLY**

Application #:	Date Issued:	Permit #:	Fee Payable: (\$)	Fee Paid: (\$)	Receipt # :	Date Paid :
<i>R-21-3079</i>						

**SECTION 1 - SITE INFORMATION**

1.1 Property Address:	<i>7 BUCKINGHAM LN</i>	1.2 Assessors Map & Parcel Number:			
		Map Number	<i>102</i>	Parcel Number	<i>102 053 000</i>
		Current Use	<i>R-3</i>	Construction Type	<i>V-B</i>

Zoning District	<i>Lake Shore</i>
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1.3 Building or Structure Setbacks (ft)  Not Applicable [Dimensional Requirements](#)

	Front (ft)	Side (ft)	Rear (ft)	Minimum Lot frontage (ft)	Minimum Lot width (ft)
Required		Left Side: Right Side:			
Provided	<i>15.1</i>	Left Side: <i>15.5</i> Right Side: <i>26.3</i>	<i>40.25</i>	<i>90</i>	<i>90</i>

Square feet of area of work	<i>3075</i> <input type="checkbox"/> Not Applicable	Building or structure size	Length: <i>44</i> Width: <i>26.5</i> Height: <i>31.5</i>
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1.4 Water Supply (M.G.L.c.40.* 54) Public : <input type="radio"/> Private : <input checked="" type="radio"/> Not Applicable <input type="radio"/>	1.5 Flood Zone of Structure Zone : <i>A</i> Elevation : <i>1289</i> Outside Flood Zone : <input type="radio"/> Not Applicable <input type="radio"/>	1.6 Sewage Disposal System : Municipal : <input type="radio"/> On site disposal system : <input checked="" type="radio"/> Not Applicable <input type="radio"/>
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**1.7 Description of Proposed Work**

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Existing Building	<input type="checkbox"/> Repair(s)	<input type="checkbox"/> Alteration(s)	<input type="checkbox"/> Addition
<input type="checkbox"/> Accessory Bldg	<input type="checkbox"/> Demolition	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Weatherization	<input type="checkbox"/> Shed/Barn
<input type="checkbox"/> Pool AG	<input type="checkbox"/> Pool IG	<input type="checkbox"/> Deck	<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Tent
<input type="checkbox"/> Windows	<input type="checkbox"/> Roof	<input type="checkbox"/> Siding	<input type="checkbox"/> Other Specify:	

Brief Description of Proposed Work:

*Applying for a building permit to receive a rejection letter to apply for a Zoning Board of Appeals special permit per 5.1.6.2 of the zoning bylaws. An existing non-conforming single family dwelling will be demolished and a new single family dwelling will be constructed. The new structure will conform to the zoning bylaws but an increase in height over the existing structure requires a special permit from the Zoning Board of Appeals.*

**SECTION 2 - PROPERTY OWNERSHIP/AUTHORIZED AGENT**

2.1 Owner of Record:	
Name <i>JESSICA REIF CAPLAN</i>	Address <i>127 DEDHAM ST</i>

Telephone	City <i>NEWTON</i>		
State <i>MA</i>	Zip <i>02461-2135</i>		
2.2 Tenant Name (if other than the owner):			
Dumping Site Location (where any resulting debris will be disposed of (780 CMR 111.5) )	<i>Valley Rolloff Dumpster</i>		<input type="checkbox"/> Not Applicable
2.3 Authorized Agent/Owner:			
Name <i>Stephan Green</i>	Address <i>113 Bridge Street</i>	Telephone <i>413 - 528 - 5180</i>	
<b>SECTION 3 - CONSTRUCTION SERVICES</b>			
3.1 Licensed Construction Supervisor:			
<input checked="" type="checkbox"/> I am the 81-R/ Architect/ Engineer.			
81-R/ Architect/ Engineer	<i>Stephan Green</i>	Address	<i>113 Bridge Street</i>
License Number		Expiration Date	<i>8/31/2022</i>
Telephone	<i>413 - 528 - 5180</i>	City	<i>Great Barrington</i>
State	<i>MA</i>	Zip	<i>01230</i>
Email	<i>sgreen@clarkandgreen.com</i>		
<input checked="" type="checkbox"/> I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.			
<b>License Type</b>			
<input type="checkbox"/> U or 00 – Unrestricted	<input type="checkbox"/> 1G - 1 & 2 Family Dwelling	<input type="checkbox"/> M – Masonry Only	<input type="checkbox"/> RC – Residential Roofing Covering
<input type="checkbox"/> WS – Residential Window & Siding	<input type="checkbox"/> SF – Residential Solid Fuel Burning Appliance Installation	<input type="checkbox"/> D – Residential Demolition	
3.2 Home Improvement Contractor:			
<input type="checkbox"/> I am the Contractor.			
Name		Address	
Registration Number		Expiration Date	
Telephone		City	
State		Zip	
Email			
<input type="checkbox"/> I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.			
Is the Licensed Construction Supervisor different from the applicant or the Home Improvement Contractor ? <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="checkbox"/> Not Applicable			
3.3 Homeowners Permit: <input type="checkbox"/>			
<b>SECTION 4- WORKER'S COMPENSATION INSURANCE(M.G.L.c.152* 25C(6))</b>			
Workers Compensation Insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit			
Signed Affidavit Attached Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			
<b>SECTION 5 REGISTERED 81-R/ ARCHITECT/ ENGINEER:</b> Applicable <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/>			



Name (Registrant):	<i>Stephan Green</i>	Registration Number	<i>7216</i>
Address	<i>113 Bridge Street</i>	Expiration Date	<i>8/31/2022</i>
Email	<i>sgreen@clarkandgreen.com</i>	Telephone	<i>413 - 528 - 5180</i>

**SECTION 6 - ESTIMATED CONSTRUCTION COSTS**

Items	Estimated Cost (Dollars) to be completed by permit applicant
1. Building	<i>\$ 1,000,000.00</i>
2. Electrical	<i>\$ 50,000.00</i>
3. Plumbing	<i>\$ 50,000.00</i>
4. Gas	<i>\$ 10,000.00</i>
5. Mechanical (HVAC)	<i>\$ 75,000.00</i>
6. Fire Protection	
Total = (1+2+3+4+5+6)	<b>\$ 1,185,000.00</b>
Fee to be calculated by building dept	

**SECTION 7 - OWNER AUTHORIZATION-TO BE COMPLETED WHEN OWNERS AGENT OR CONTRACTORS APPLIES FOR BUILDING PERMIT**

Owner  Contractor / Agent

I, *JESSICA REIF CAPLAN*, as Owner of the subject property hereby authorize *Stephan Green* to act on my behalf, in all matters relative to work authorized by this building permit application

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

Property Owner's Email: *jessica.reif@gmail.com* OR  Copy of Signed Contract to be attached after submitting application

I, *Stephan Green*, as Owner/Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

**SECTION 8 - ENERGY CONSERVATION**

IECC 2018 and Mass. Amendments, Appendix AA: Stretch Energy Code

Not Applicable



## TOWN OF MONTEREY

Building Department  
435 Main Rd. P.O. Box 308  
Monterey, MA 01245

Phone: 413.528.1443 x118 Fax: 413.528.6335  
[montereybuildinginspector@verizon.net](mailto:montereybuildinginspector@verizon.net)  
[www.monterey-ma.org](http://www.monterey-ma.org)

January 13, 2022

Caplan  
Stephan Green, Agent

### RE: 7 Buckingham Lane Building Permit Rejection

Dear Stephen:

The building permit application submitted to demolish and reconstruct a Single-Family Dwelling at 7 Buckingham Lane has been determined not to be a matter of right. The parcel is identified on the Town of Monterey Assessor's Maps as Map 102, Lot 053. The parcel is located in the Lake Shore Zoning District.

The existing Single-Family Dwelling is classified in Section 5.1.6 as a Nonconforming Single-Family Residential Structure as it is located within the required 40' setback of the mean high water line of Lake Garfield. You also propose to raise the height of the reconstructed structure higher than the structure's existing highest point which also requires zoning relief.

To seek relief for your proposal you may apply for a Special Permit before the Zoning Board of Appeals. Please refer to **Zoning By-Laws of The Town of Monterey, Section 5.1.6.2. "By Special Permit- Single and Two-Family Structures"**. "In cases where a building permit is not authorized as a matter of right, the Zoning Board of Appeals may authorize by special permit any extension, alteration or reconstruction of an existing nonconforming single or two-family dwelling provided the Zoning Board of Appeals finds that such change would not increase the nonconforming nature of the structure, lot, and/or use".

Please refer to Section 9.2 which pertains to the powers and duties of the Zoning Board of Appeals and specifically, Section **9.2.2.2 Special Permits**, for your filing.

If you are aggrieved by the building permit rejection, you may appeal this determination to the Zoning Board pursuant to Section **9.2.2.1. Appeals**.

Please contact our office should you require additional information or clarification.

Sincerely,

Donald R. Torrico, C.B.O.  
Building Commissioner

Cc: Zoning Board of Appeals  
Revised: 1/13/2022



# 300 foot Abutters List Report

Monterey, MA  
December 14, 2021

## Subject Property:

Parcel Number: 102-053-000  
CAMA Number: 102-053-000-000-0000  
Property Address: 7 BUCKINGHAM LN

Mailing Address: REIF-CAPLAN JESSICA REIF-CAPLAN  
BENJAMIN  
Contact Assessor's Office for Address

---

## Abutters:

Parcel Number: 102-009-000  
CAMA Number: 102-009-000-000-0000  
Property Address: 6 BEARTOWN MT RD

Mailing Address: MICKLEWRIGHT DAVID  
Contact Assessor's Office for Address

Parcel Number: 102-047-000  
CAMA Number: 102-047-000-000-0000  
Property Address: 68 TYRINGHAM RD

Mailing Address: FRIEDMAN MEREDITH SUCCESSOR  
TRUSTEE  
Contact Assessor's Office for Address

Parcel Number: 102-048-000  
CAMA Number: 102-048-000-000-0000  
Property Address: TYRINGHAM RD

Mailing Address: FRIEDMAN MEREDITH SUCCESSOR  
TRUSTEE  
Contact Assessor's Office for Address

Parcel Number: 102-049-000  
CAMA Number: 102-049-000-000-0000  
Property Address: 3 BUCKINGHAM LN

Mailing Address: GERMAIN JEAN TRUSTEE JEAN  
GERMAIN NT  
Contact Assessor's Office for Address

Parcel Number: 102-050-000  
CAMA Number: 102-050-000-000-0000  
Property Address: TYRINGHAM RD

Mailing Address: GERMAIN MICHAEL JACK  
Contact Assessor's Office for Address

Parcel Number: 102-051-000  
CAMA Number: 102-051-000-000-0000  
Property Address: 5 BUCKINGHAM LN

Mailing Address: REGAN MAUREEN THE REGAN FAMILY  
NOMINEE TRUST  
Contact Assessor's Office for Address

Parcel Number: 102-052-000  
CAMA Number: 102-052-000-000-0000  
Property Address: BUCKINGHAM LN

Mailing Address: CHAIT PETER TRUSTEE KAHANER  
DONALD B  
Contact Assessor's Office for Address

Parcel Number: 102-054-000  
CAMA Number: 102-054-000-000-0000  
Property Address: 9 BUCKINGHAM LN

Mailing Address: FLICKER ALLEN FLICKER RONNIE F  
Contact Assessor's Office for Address

Parcel Number: 102-055-000  
CAMA Number: 102-055-000-000-0000  
Property Address: 11 BUCKINGHAM LN

Mailing Address: TREADO ROBERT F TREADO LUANNE L  
Contact Assessor's Office for Address

Parcel Number: 102-056-000  
CAMA Number: 102-056-000-000-0000  
Property Address: 13 BUCKINGHAM LN

Mailing Address: CASH PHYLLIS TRUSTEE PHYLLIS  
CASH LIVING TRUST  
Contact Assessor's Office for Address



www.cai-tech.com

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# 300 foot Abutters List Report

Monterey, MA  
December 14, 2021

Parcel Number: 102-057-000  
CAMA Number: 102-057-000-000-0000  
Property Address: 15 BUCKINGHAM LN

Mailing Address: WALL GLENN A WALL CHRISTIE J  
Contact Assessor's Office for Address  
,

Parcel Number: 102-058-000  
CAMA Number: 102-058-000-000-0000  
Property Address: 19 BUCKINGHAM LN

Mailing Address: COONEY JESSIE M COONEY JOSEPH O  
Contact Assessor's Office for Address  
,

Parcel Number: 102-059-000  
CAMA Number: 102-059-000-000-0000  
Property Address: 14 BUCKINGHAM LN

Mailing Address: KAHANER VICKI  
Contact Assessor's Office for Address  
,

Parcel Number: 102-060-000  
CAMA Number: 102-060-000-000-0000  
Property Address: 12 BUCKINGHAM LN

Mailing Address: CHAIT PETER TRUSTEE PETER CHAIT  
REALTY TRUST  
Contact Assessor's Office for Address  
,

Parcel Number: 102-061-000  
CAMA Number: 102-061-000-000-0000  
Property Address: 10 BUCKINGHAM LN

Mailing Address: GARBER JOHN KIRKPATRICK GARBER  
CONSTANCE ANN  
Contact Assessor's Office for Address  
,

Parcel Number: 102-062-000  
CAMA Number: 102-062-000-000-0000  
Property Address: 3 STRATFORD LN

Mailing Address: SOLOMON IRA MICHAEL  
Contact Assessor's Office for Address  
,

Parcel Number: 102-064-000  
CAMA Number: 102-064-000-000-0000  
Property Address: 4 STRATFORD LN

Mailing Address: STRATFORD HOLDING GROUP LLC  
Contact Assessor's Office for Address  
,

Parcel Number: 102-065-000  
CAMA Number: 102-065-000-000-0000  
Property Address: TYRINGHAM RD

Mailing Address: CONFORTI DONNA RISSMAN PAUL  
Contact Assessor's Office for Address  
,

Parcel Number: 102-066-000  
CAMA Number: 102-066-000-000-0000  
Property Address: 48 TYRINGHAM RD

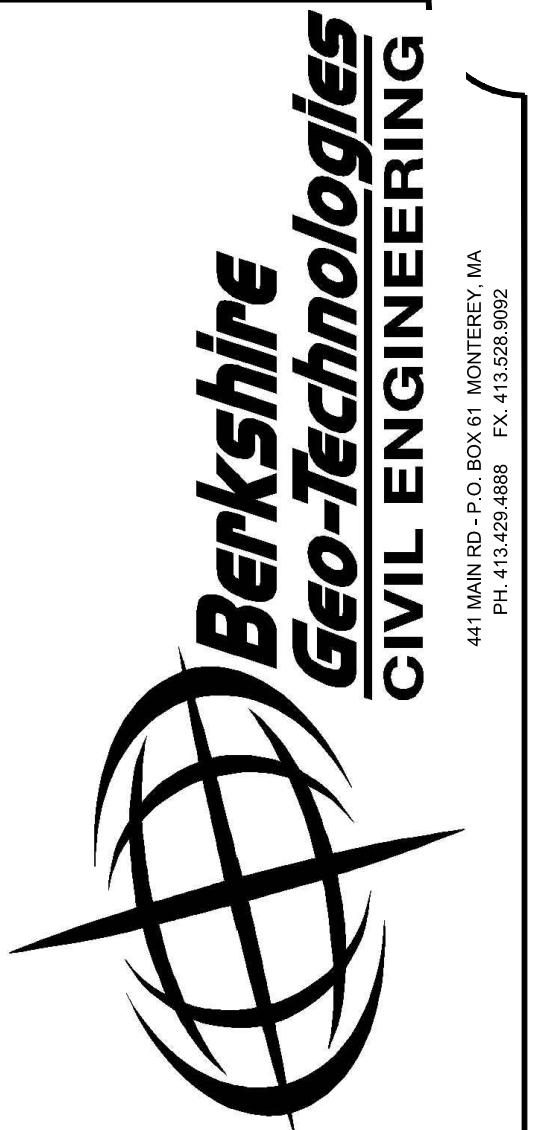
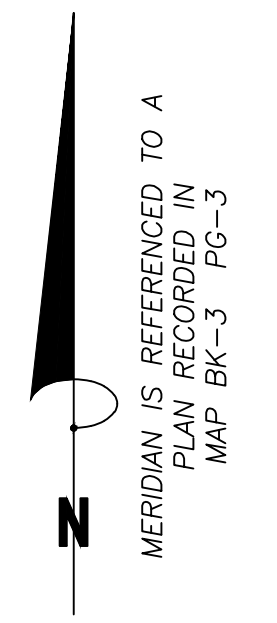
Mailing Address: CONFORTI DONNA RISSMAN PAUL  
Contact Assessor's Office for Address  
,



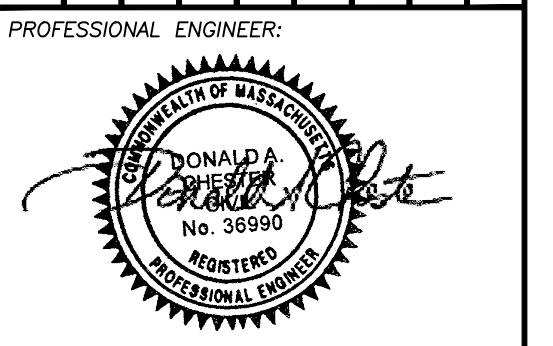
[www.cai-tech.com](http://www.cai-tech.com)

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N/F LAND OF  
**PETER CHAIT, TRUSTEE**  
**THE PETER CHAIT REALTY TRUST**  
 P.O. BOX 471  
 MONTEREY, MA 01245



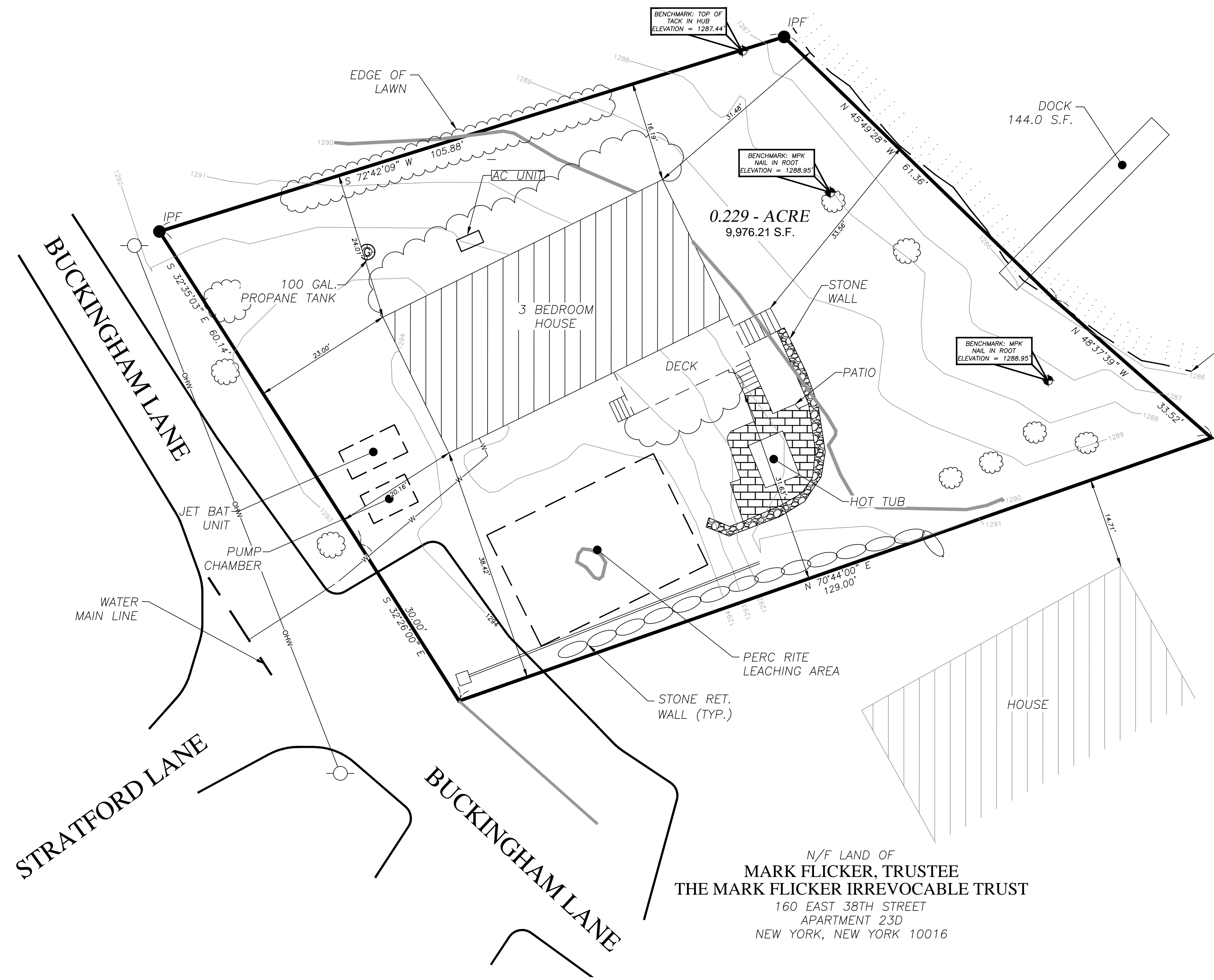
NO.	REVISION	BY:	DATE



**SPECIAL PERMIT**  
**SITE PLAN**  
 PREPARED FOR  
**JESSICA & BENJAMIN REIF-CAPLAN**  
 7 BUCKINGHAM LANE, MONTEREY, MA 01245

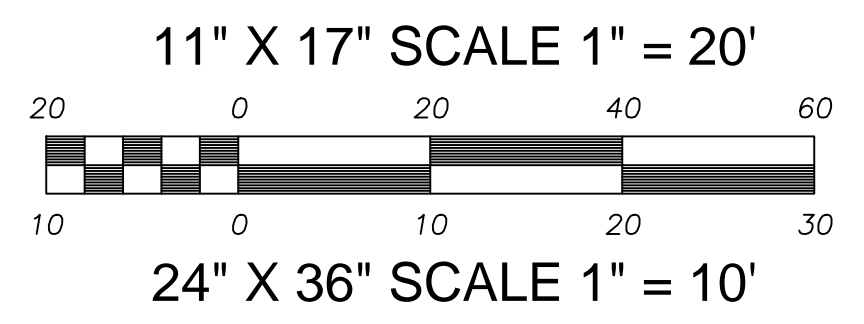
DRAWN BY:	EJS
DESIGNED BY:	EJS
REVIEWED BY:	CJT
APPROVED BY:	DC
DATE:	2/23/2022
SCALE:	AS NOTED
FILE NAME:	21-18E-MA
DWG. NO.:	

**LAKE GARFIELD**  
 FEMA FLOOD ELEVATION: 1289.00'



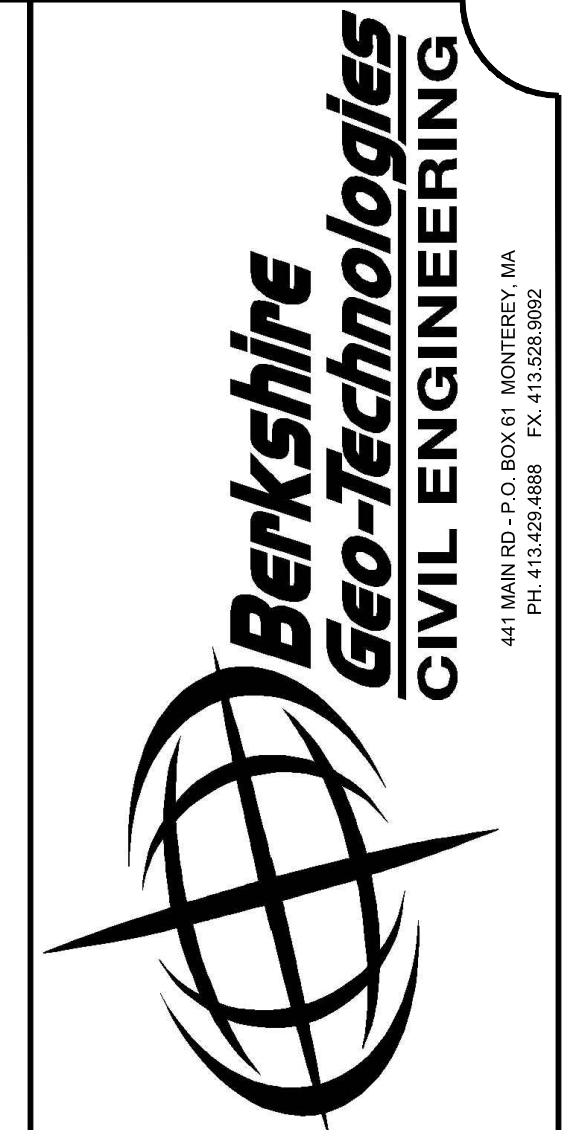
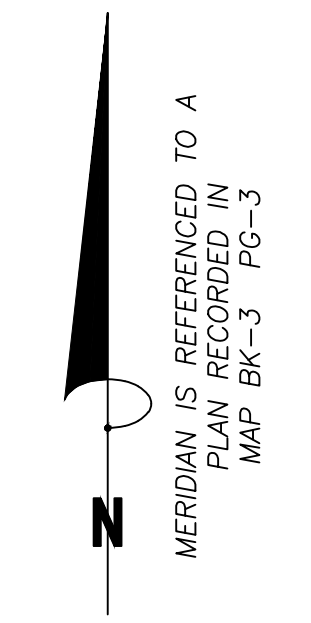
N/F LAND OF  
**MARK FLICKER, TRUSTEE**  
**THE MARK FLICKER IRREVOCABLE TRUST**  
 160 EAST 38TH STREET  
 APARTMENT 23D  
 NEW YORK, NEW YORK 10016

- LEGEND**
- IRON PIPE/ROD FOUND
  - ⊕ BENCHMARK
  - UTILITY POLE
  - ⊗ GAS METER
  - WG ○ WATER GATE VALVE
  - - - ZONING SETBACK LINE
  - OHW- OVERHEAD WIRE
  - W- WATER LINE



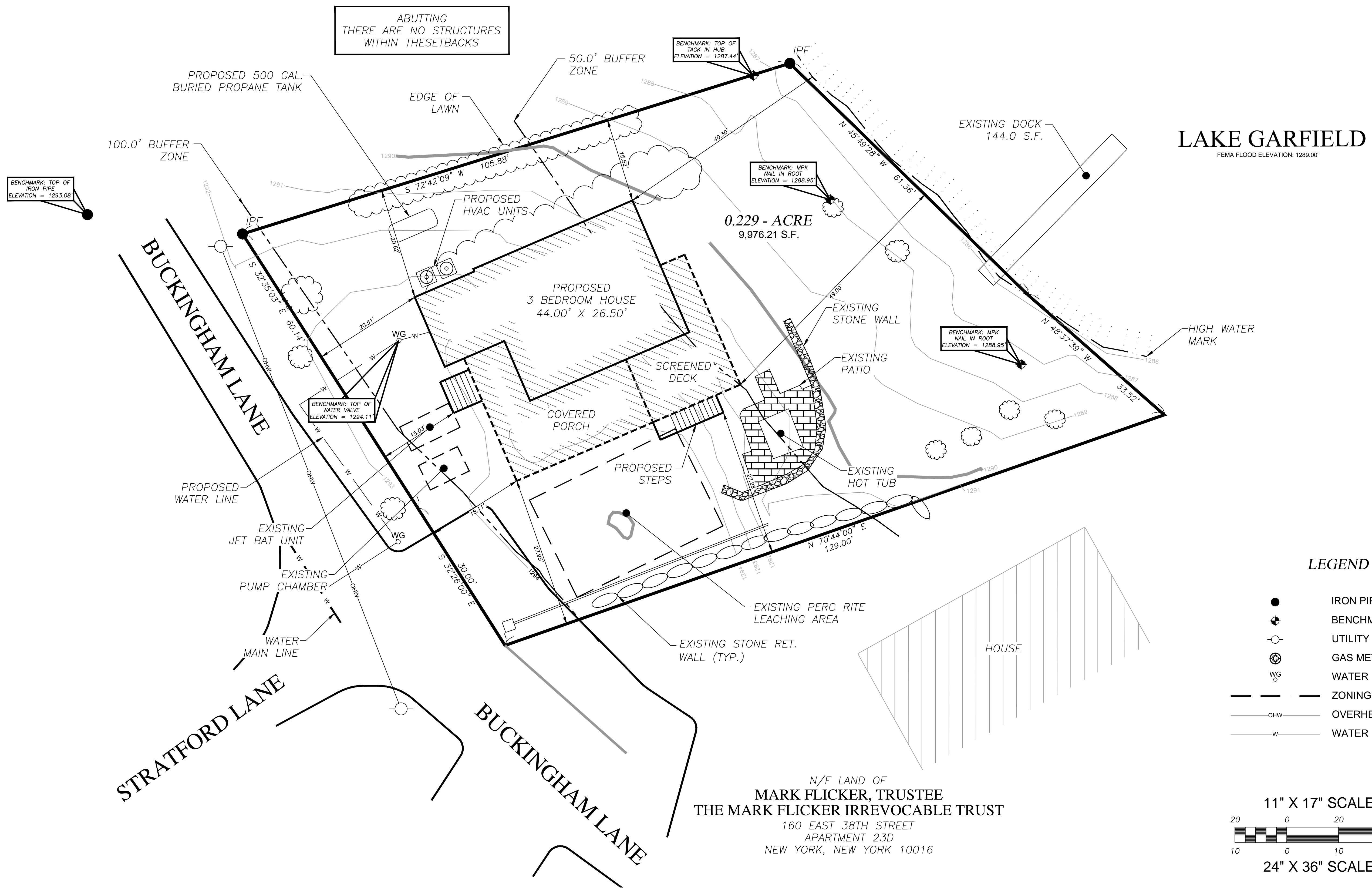
### ZONING SETBACK REQUIREMENTS

DISTRICT	FRONT	SIDE	REAR
LAKE SHORE	15'	15'	40'



N/F LAND OF  
**PETER CHAIT, TRUSTEE**  
 THE PETER CHAIT REALTY TRUST  
 P.O. BOX 471  
 MONTEREY, MA 01245

ABUTTING  
 THERE ARE NO STRUCTURES  
 WITHIN THESESETBACKS

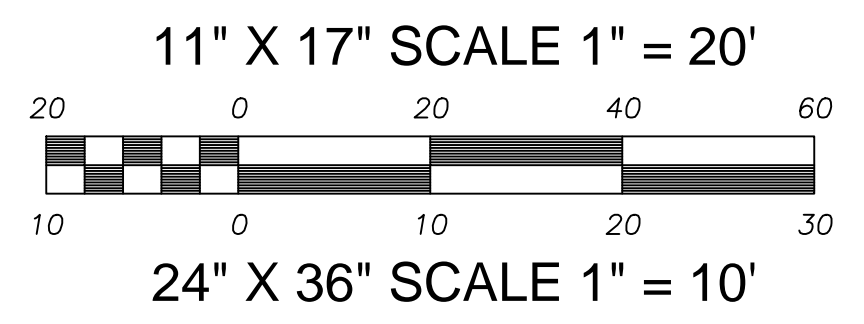


**LAKE GARFIELD**  
 FEMA FLOOD ELEVATION: 1289.00'

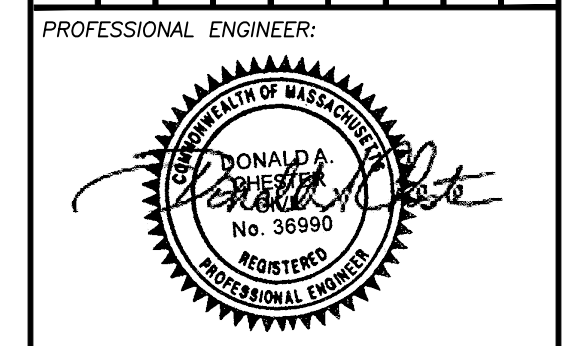
N/F LAND OF  
**MARK FLICKER, TRUSTEE**  
 THE MARK FLICKER IRREVOCABLE TRUST  
 160 EAST 38TH STREET  
 APARTMENT 23D  
 NEW YORK, NEW YORK 10016

#### LEGEND

- IRON PIPE/ROD FOUND
- ⊕ BENCHMARK
- UTILITY POLE
- ⊗ GAS METER
- WG ○ WATER GATE VALVE
- - - ZONING SETBACK LINE
- OHW- OVERHEAD WIRE
- W- WATER LINE

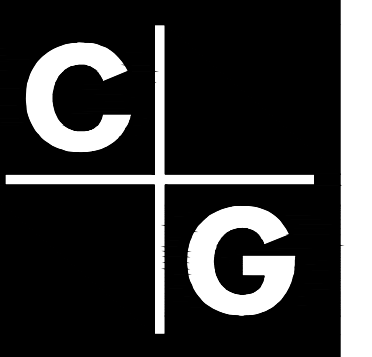


NO.	REVISION	BY:	DATE:



**SPECIAL PERMIT**  
**SITE PLAN**  
 PREPARED FOR  
**JESSICA & BENJAMIN REIF-CAPLAN**  
 7 BUCKINGHAM LANE, MONTEREY, MA 01245  
**PROPOSED SITE PLAN**

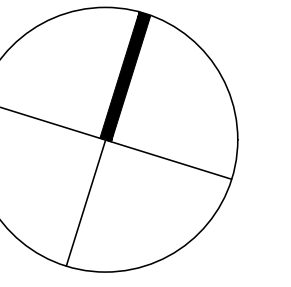
DRAWN BY:	EJS
DESIGNED BY:	EJS
REVIEWED BY:	CJT
APPROVED BY:	DC
DATE:	2/23/2022
SCALE:	AS NOTED
FILE NAME:	21-18E-MA
DWG. NO.:	



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

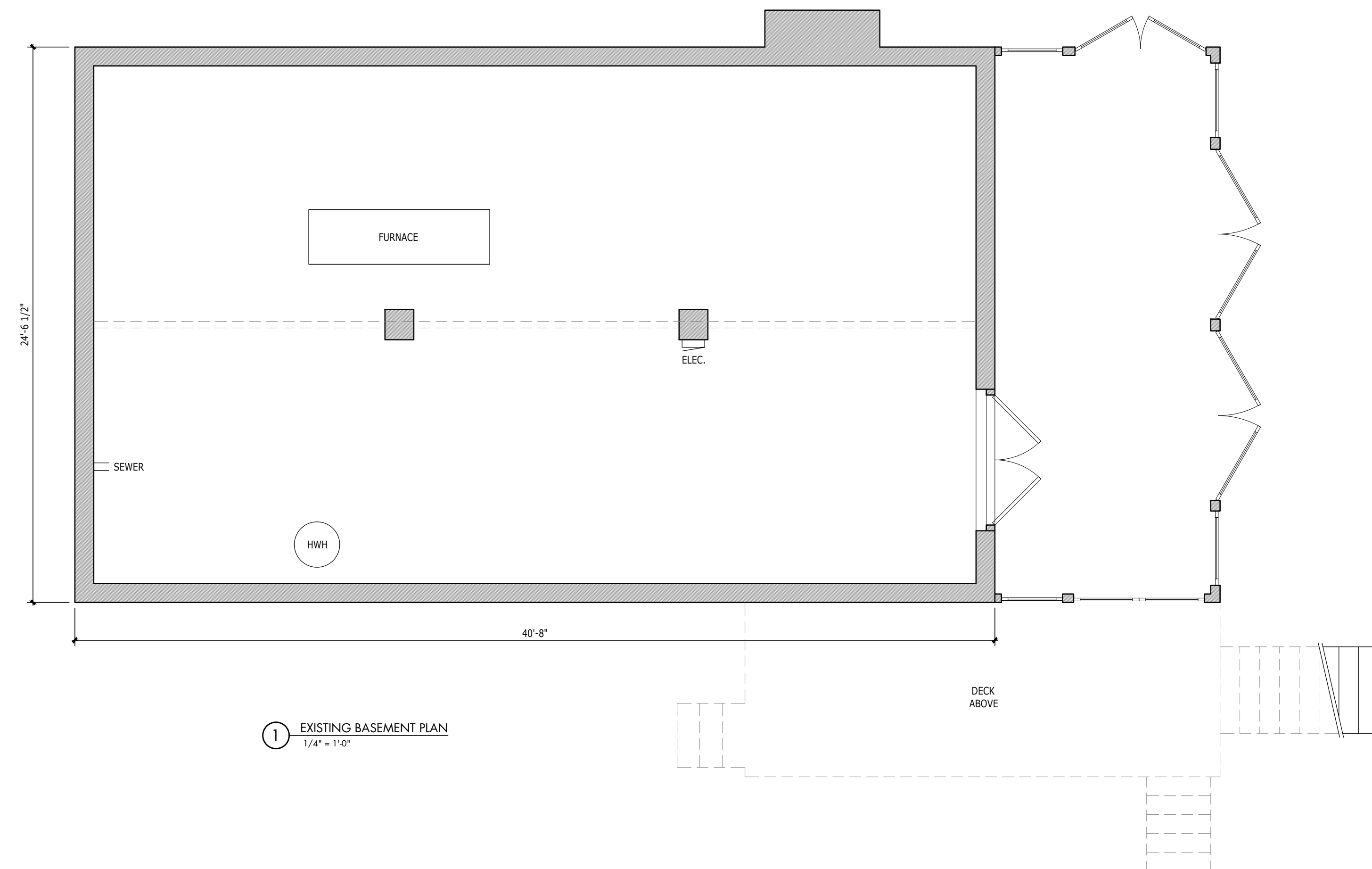
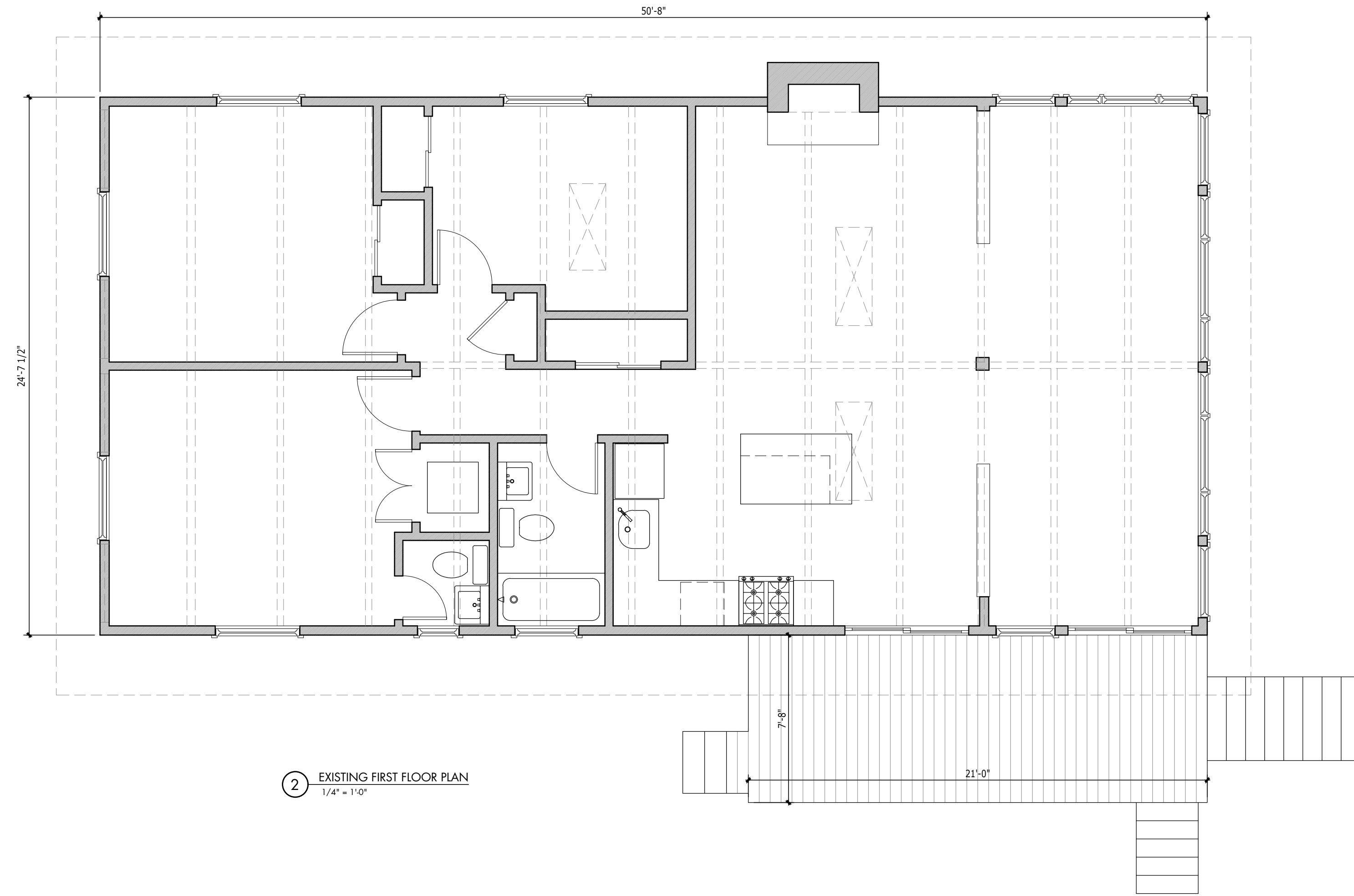
113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

03.16.22	ZBA SUBMISSION
DATE	REMARKS
PROJECT TITLE	



# REIF-CAPLAN RESIDENCE

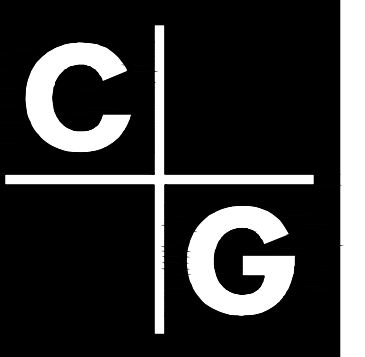
7 BUCKINGHAM LANE  
MONTEREY, MA 01245

SHEET TITLE

EXISTING FLOOR  
PLANS

SHEET NUMBER

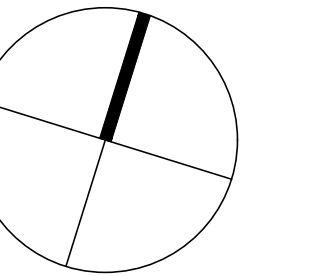
## X2.0



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH

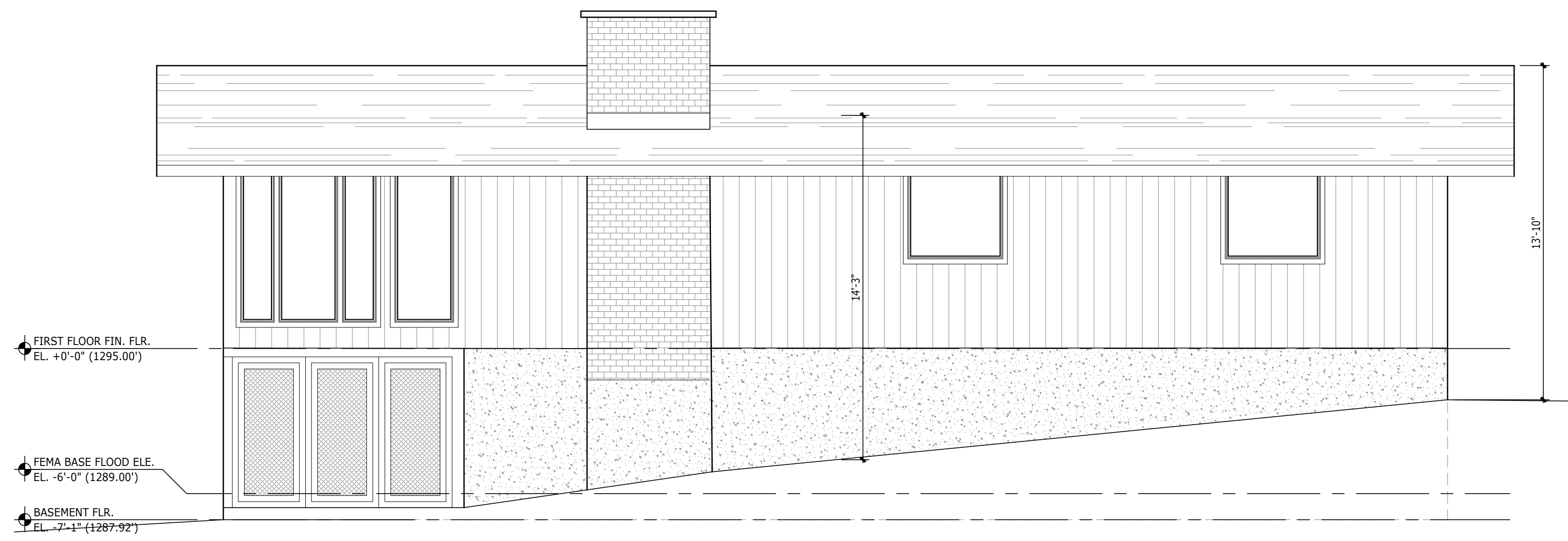


PROFESSIONAL SEAL

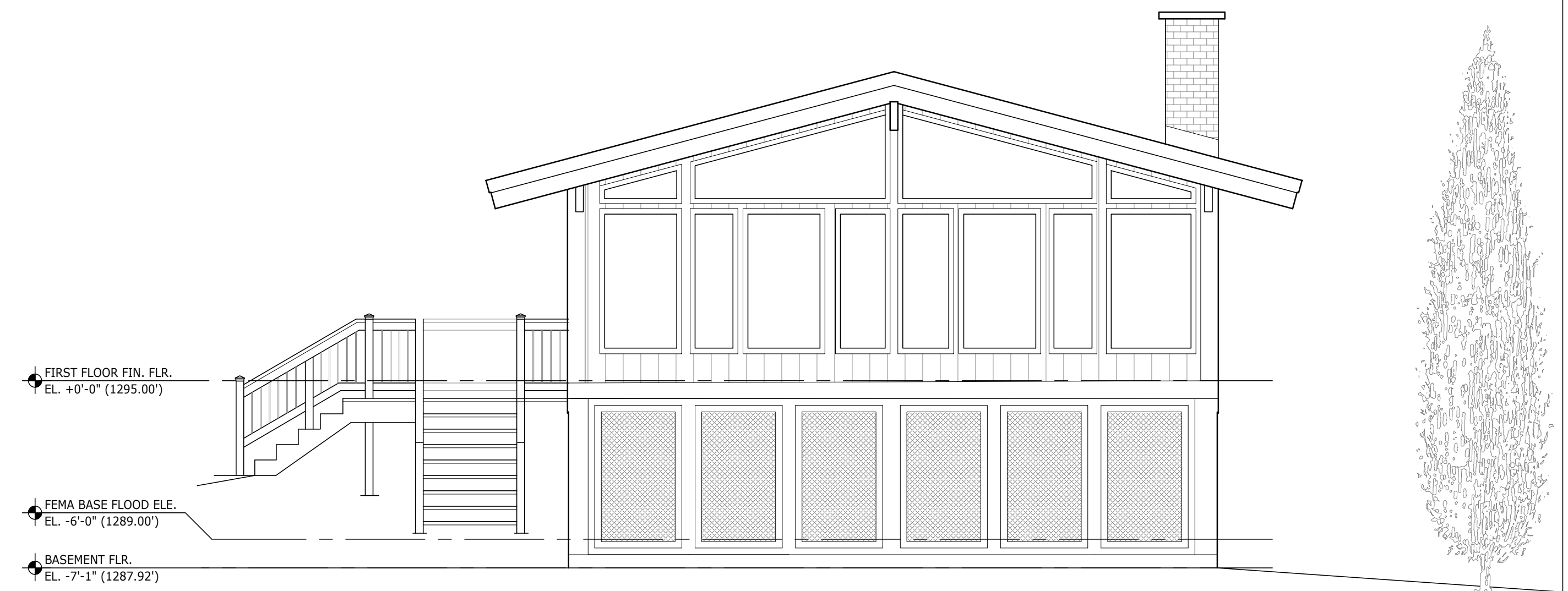
03.16.22 ZBA SUBMISSION

DATE REMARKS

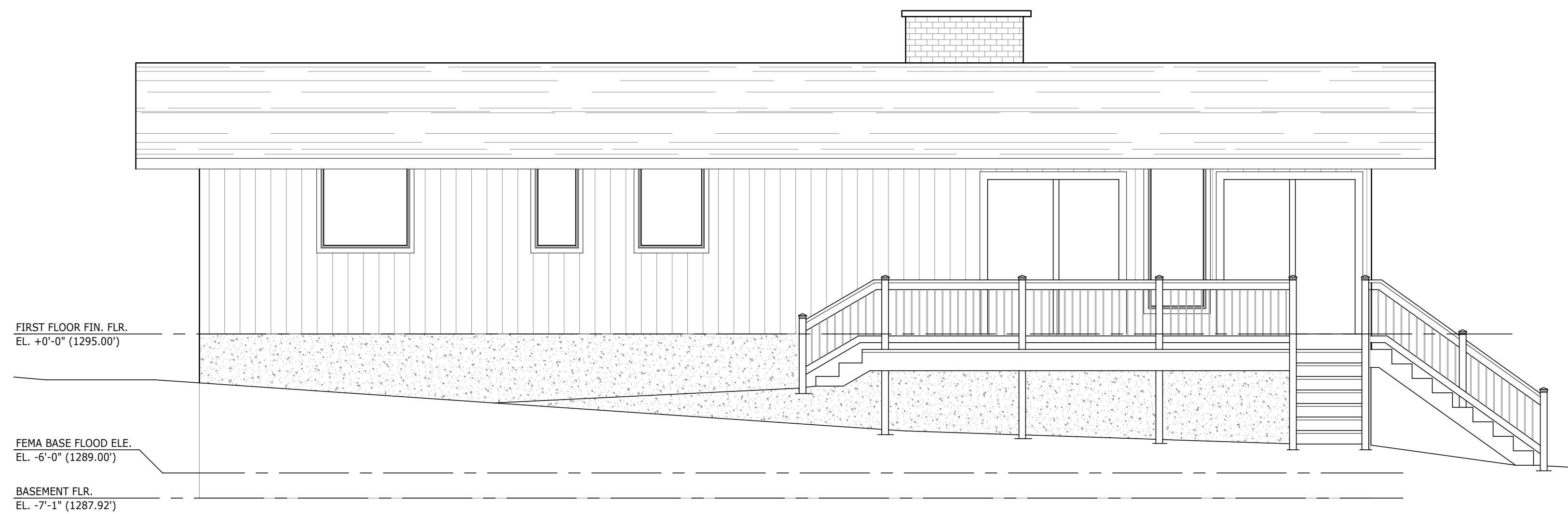
PROJECT TITLE



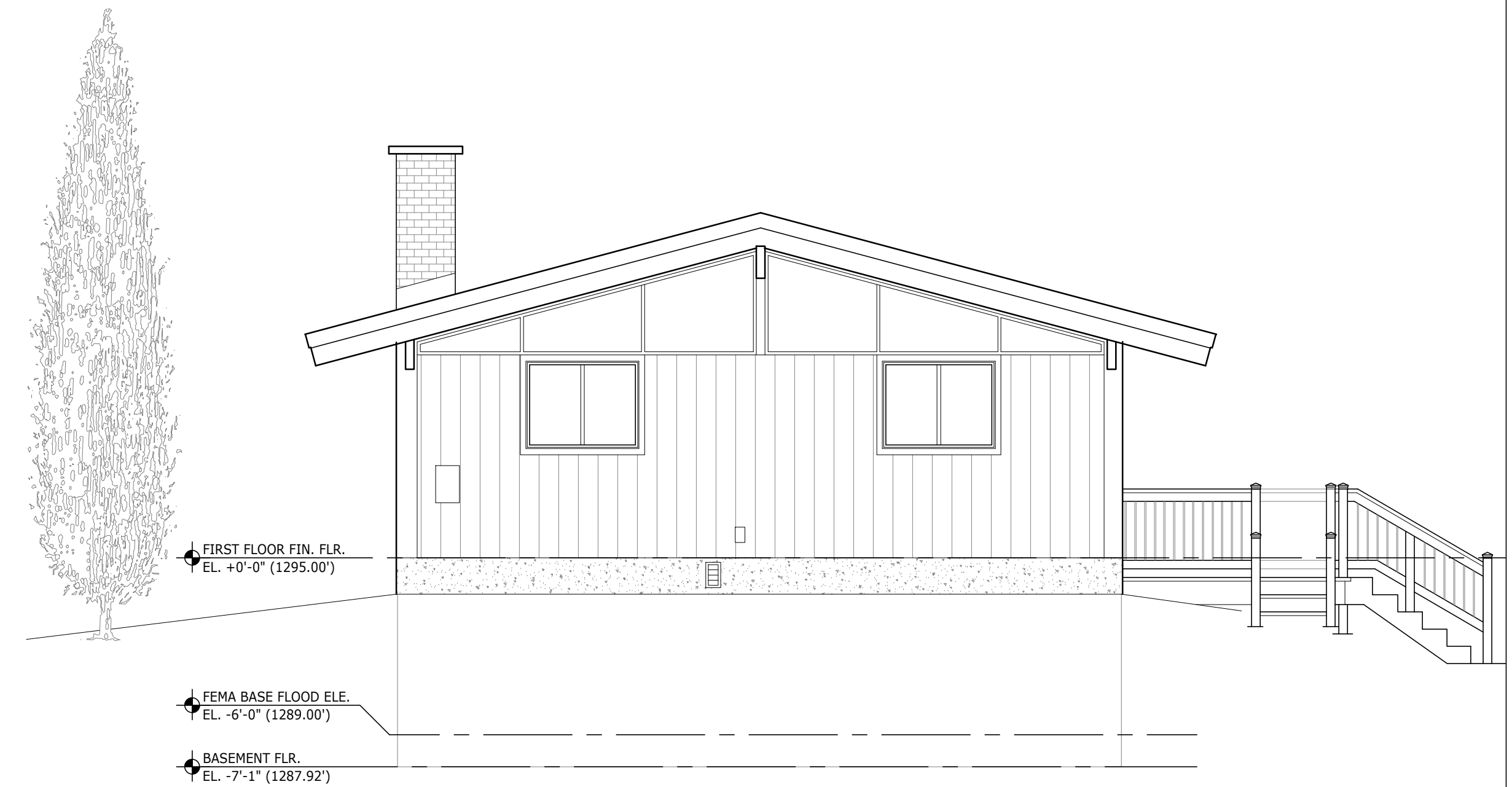
1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



4 EXISTING WEST ELEVATION  
1/4" = 1'-0"

**REIF-CAPLAN RESIDENCE**

7 BUCKINGHAM LANE  
MONTEREY, MA 01245

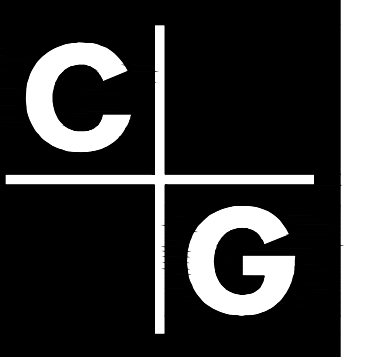
SHEET TITLE

EXISTING  
ELEVATIONS

SHEET NUMBER

**X2.1**

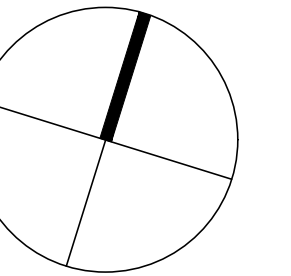




CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

DATE	REMARKS
03.16.22	ZBA SUBMISSION
01.31.22	PRELIM. PRICING
12.24.21	PERMIT REJECTION

PROJECT TITLE

# REIF-CAPLAN RESIDENCE

7 BUCKINGHAM LANE  
MONTEREY, MA 01245


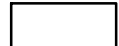

SHEET TITLE

PROPOSED  
BASEMENT PLAN

SHEET NUMBER

## A2.0

PLAN LEGEND:

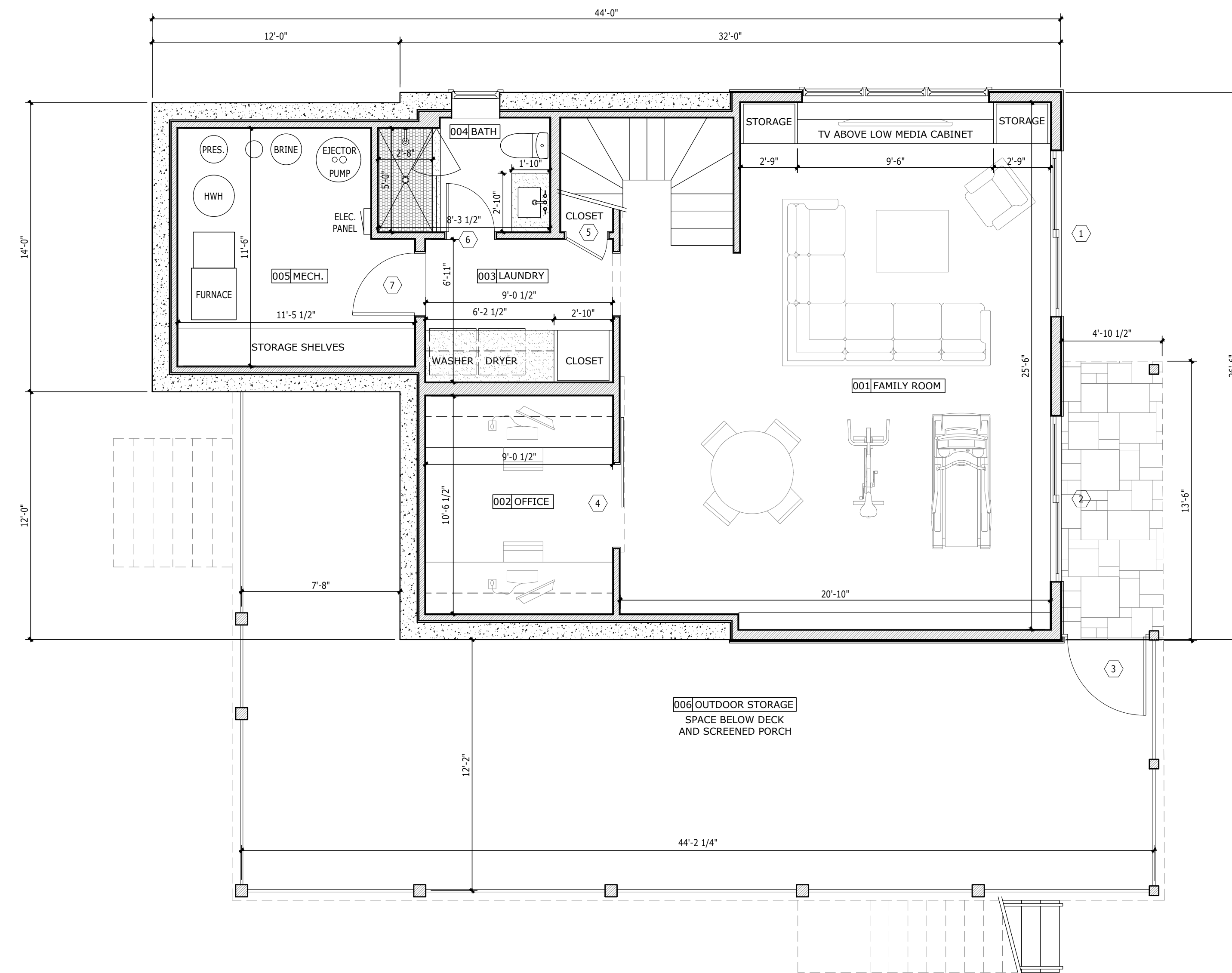
-  NEW WALLS
-  EXISTING WALLS TO REMAIN
-  NEW CONCRETE FOUNDATION WALL

CONSTRUCTION NOTES

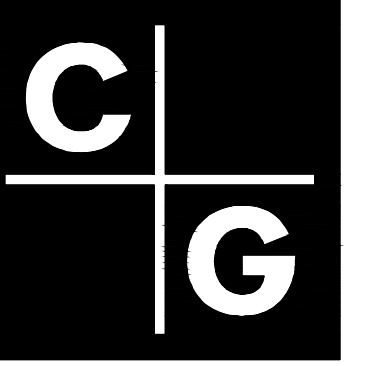
1. PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.

GENERAL INSULATION NOTE

1. INSULATION SHALL MEET 2015 IECC CODE REQUIREMENT MINIMUMS AS FOLLOWS:
  - ROOF: 49 R-VALUE
  - WOOD FRAMED WALL: 20 R-VALUE
  - FLOOR: 38 R-VALUE
  - BASEMENT AND CRAWL SPACE WALL: 15 R-VALUE FOR CONTINUOUS INSULATION
  - SUB-SLAB: 10 R-VALUE
2. INSULATION STRATEGY:
  - ROOF: CLOSED CELL SPRAY FOAM AGAINST UNDERSIDE OF ROOF SHEATHING W/ RAFTER SPACING 16" O.C.. APPLY 4.75" DEPTH FOR R-52 VALUE.
  - WOOD FRAMED WALLS: ROCKWOOL COMFORTBATT INSULATION WITH R-21 VALUE.
  - BASEMENT AND CRAWL SPACE WALL: CLOSED CELL SPRAY FOAM INSULATION IN BETWEEN 2x4 STUD WALL AT 16", HOLD STUDS 1" OFF CONCRETE FOUNDATION FOR THERMAL BREAK. APPLY TO 3" DEPTH FOR R-21.
  - SUB-SLAB: XPS RIGID INSULATION AT 3" DEPTH FOR R-15 VALUE
  - RIM JOIST: CLOSED CELL SPRAY FOAM INSULATION, APPLY TO 5" DEPTH FOR R-38 VALUE.



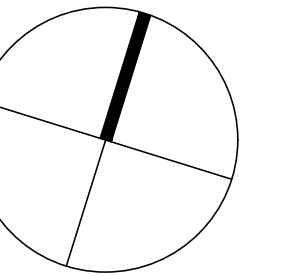
1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

03.16.22	ZBA SUBMISSION
01.31.22	PRELIM. PRICING
12.24.21	PERMIT REJECTION
DATE	REMARKS

PROJECT TITLE

# REIF-CAPLAN RESIDENCE

7 BUCKINGHAM LANE  
MONTEREY, MA 01245

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

## A2.1

### PLAN LEGEND:

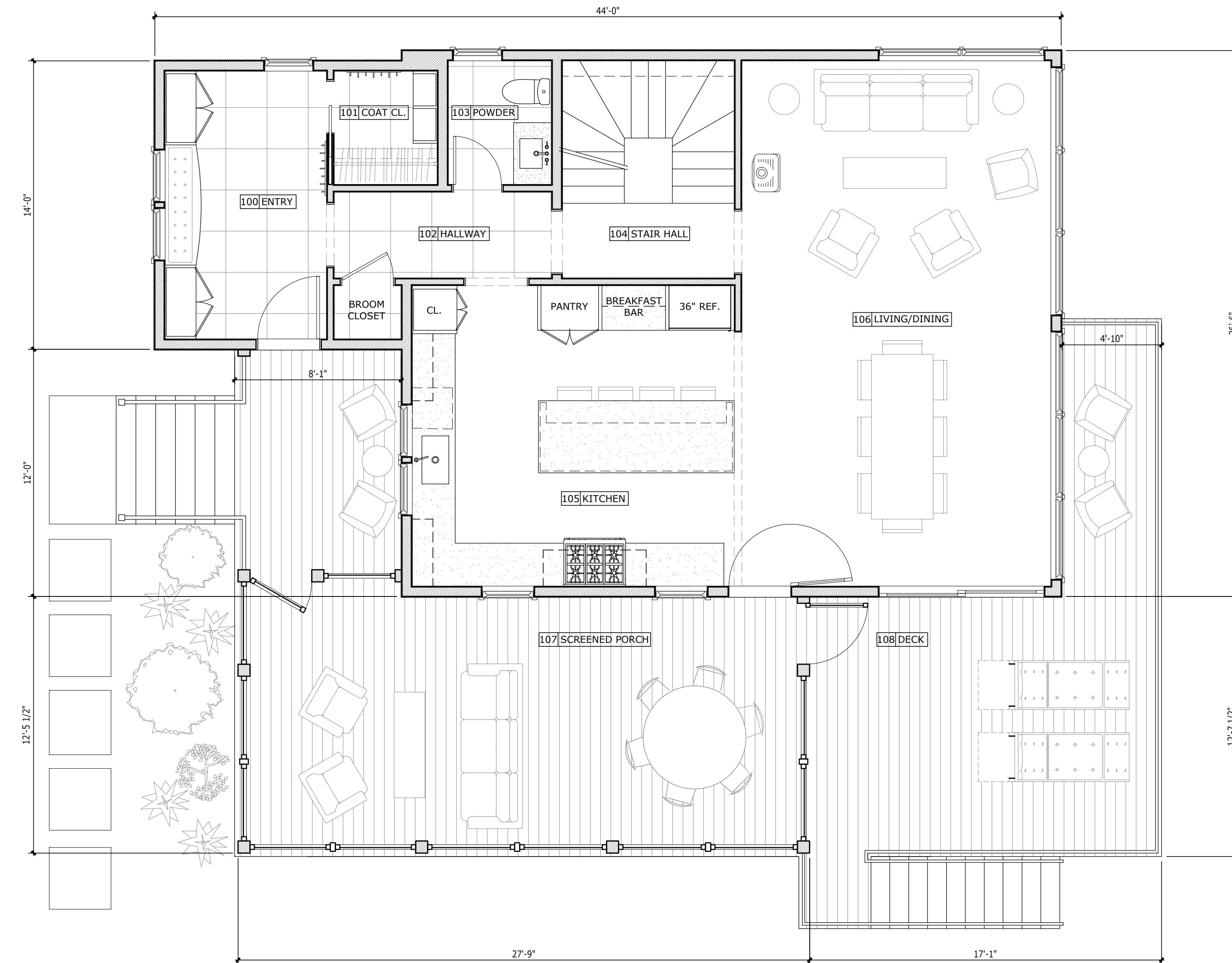
- NEW WALLS
- EXISTING WALLS TO REMAIN
- NEW CONCRETE FOUNDATION WALL

### CONSTRUCTION NOTES

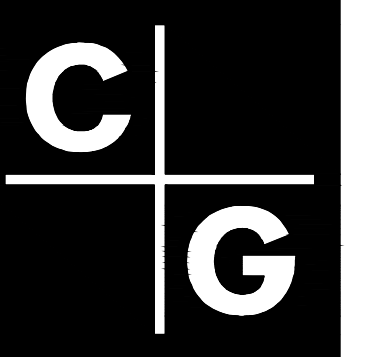
1. PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.

### GENERAL INSULATION NOTE

1. INSULATION SHALL MEET 2015 IECC CODE REQUIREMENT MINIMUMS AS FOLLOWS:
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  - BASEMENT AND CRAWL SPACE WALL: CLOSED CELL SPRAY FOAM INSULATION IN BETWEEN 2x4 STUD WALL AT 16", HOLD STUDS 1" OFF CONCRETE FOUNDATION FOR THERMAL BREAK. APPLY TO 3" DEPTH FOR R-21.
  - SUB-SLAB: XPS RIGID INSULATION AT 3" DEPTH FOR R-15 VALUE
  - RIM JOIST: CLOSED CELL SPRAY FOAM INSULATION, APPLY TO 5" DEPTH FOR R-38 VALUE.



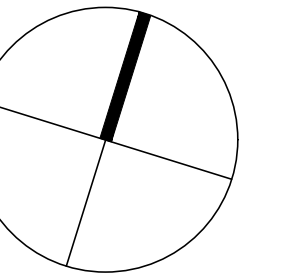
1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

DATE	REMARKS
03.16.22	ZBA SUBMISSION
01.31.22	PRELIM. PRICING
12.24.21	PERMIT REJECTION

PROJECT TITLE

# REIF-CAPLAN RESIDENCE

7 BUCKINGHAM LANE  
MONTEREY, MA 01245




SHEET TITLE

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

## A2.2

PLAN LEGEND:

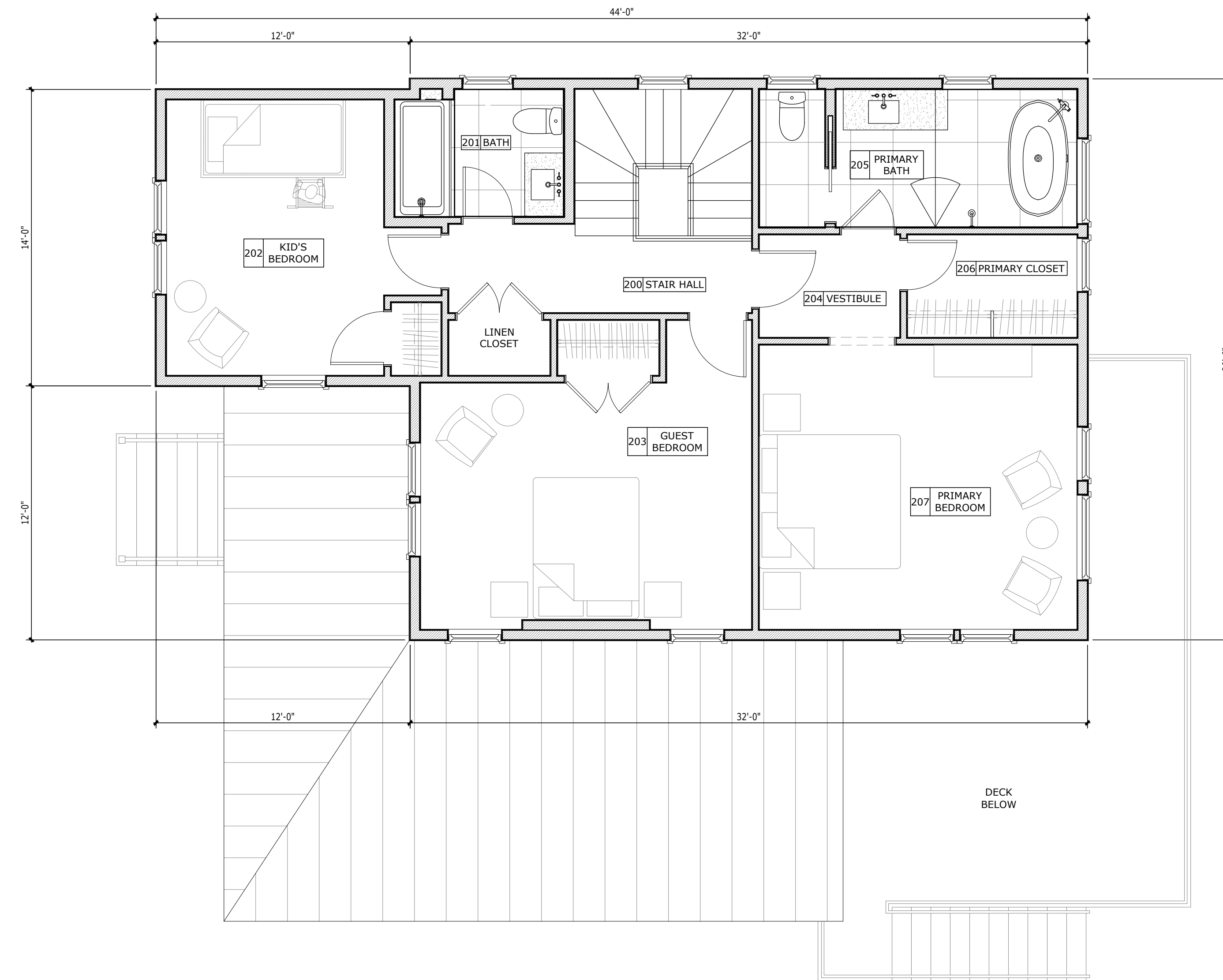
-  NEW WALLS
-  EXISTING WALLS TO REMAIN
-  NEW CONCRETE FOUNDATION WALL

CONSTRUCTION NOTES

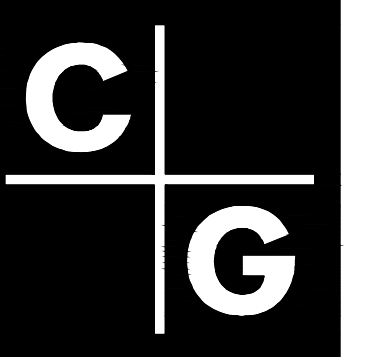
1. PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.

GENERAL INSULATION NOTE

1. INSULATION SHALL MEET 2015 IECC CODE REQUIREMENT MINIMUMS AS FOLLOWS:
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  - WOOD FRAMED WALL: 20 R-VALUE
  - FLOOR: 38 R-VALUE
  - BASEMENT AND CRAWL SPACE WALL: 15 R-VALUE FOR CONTINUOUS INSULATION
  - SUB-SLAB: 10 R-VALUE
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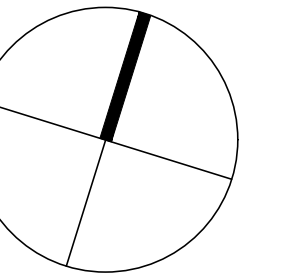
1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

DATE	REMARKS
03.16.22	ZBA SUBMISSION
01.31.22	PRELIM. PRICING
01.25.22	PRELIM. REVIEW

PROJECT TITLE

# REIF-CAPLAN RESIDENCE

7 BUCKINGHAM LANE  
MONTEREY, MA 01245

SHEET TITLE  
PROPOSED  
FOUNDATION PLAN

SHEET NUMBER

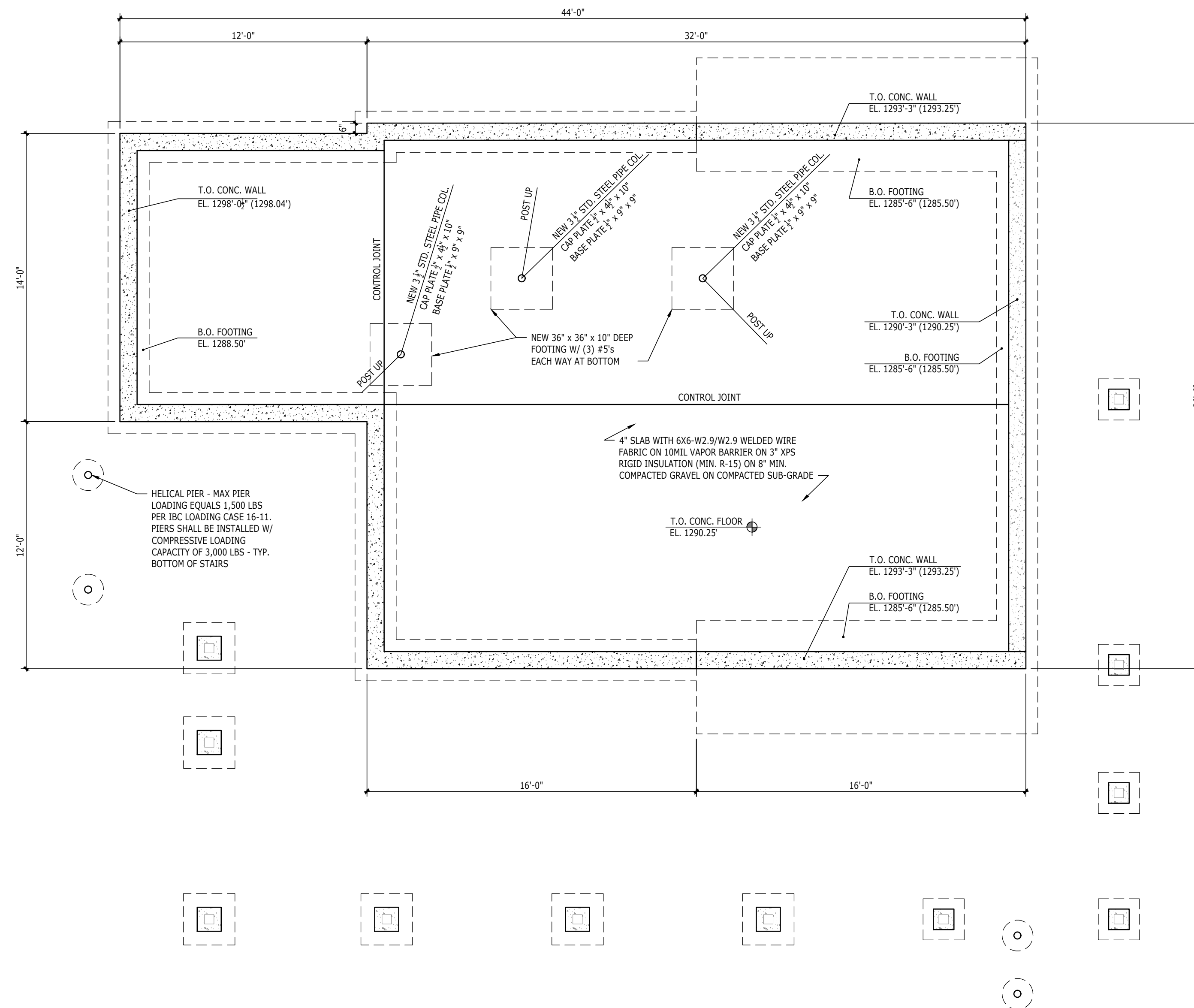
# S1.0

### STRUCTURAL LEGEND:

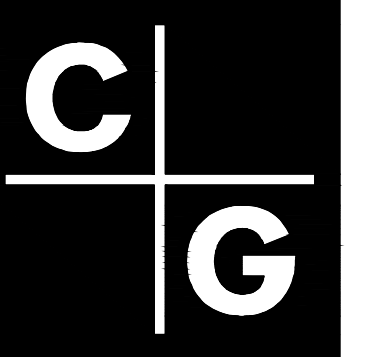
- OVERFRAMING
- LOWERED CEILING (SEE REFLECTED CEILING PLANS FOR HEIGHTS)
- LOAD BEARING WALL
- NEW FOUNDATION WALL AND FOOTING
- LOAD BEARING WALL
- POST OR COLUMN
- POST ABOVE
- FRAMING MEMBER
- HEADER
- HANGER

### EXCAVATION & CONCRETE NOTES

- EXCAVATE TO INORGANIC BEARING SOIL - 3000 PSF ASSUMED. (FIELD VERIFY)
- FILL OVEREXCAVATION W/ CONCRETE AS SPECIFIED FOR FOOTINGS.
- EXCAVATE TO PROVIDE SITE DRAINAGE AT ALL TIMES.
- ALL CONCRETE SHALL BE MIN. 3000 PSI @ 28 DAYS.
- CONCRETE SLABS SHALL BE MIN. 3500 PSI @ 28 DAYS
- 4" MAX. SLUMP FOOTINGS; 4" MAX. SLUMP WALLS; 4" MAX. SLUMP SLABS.
- DO NOT PLACE CONCRETE ON FROZEN OR MUDDY MATERIAL.
- CONCRETE SHALL BE PROTECTED FROM FREEZING W/ BLANKETS & TEMP. HEAT KEPT AT 40° F FOR NO LESS THAN 7 DAYS AFTER PLACEMENT IN ACCORDANCE W/ ACT 1306.1; PROVIDE TEMP HEAT TO PREVENT ANY & ALL MOVEMENT OF CONCRETE IN WALLS & SLABS ON GRADE - PROTECT FROM FROST PENETRATION
- ALL FOUNDATIONS SHALL EXTEND A MIN. OF 48" BELOW FINISH GRADE UNLESS SPECIFICALLY APPROVED BY ARCHITECT OR BUILDING INSPECTOR.
- KEY ALL FOOTINGS UNLESS OTHERWISE NOTED.
- PLACE REBAR PER DRAWINGS - NO LESS THAN 2" CLEAR FROM OUTER FACE OF CONCRETE.
- ANCHOR BOLTS (SIZE AS SPECIFIED IN DRAWINGS) GALV. ASTM A307 STEEL PLACED NO LESS THAN 24" O.C. W/ NO LESS THAN 2 PER STRAIGHT RUN OF WALL.
- DO NOT BACKFILL UNTIL CONCRETE IS CURED (14 DAYS) OR THOROUGHLY BRACED W/ DECKING OR W/ TEMP. INTERIOR BRACING.
- WATERPROOF ALL WALLS THAT ENCLOSE HABITABLE SPACE BELOW GRADE, INCLUDING TIE-ROD ENDS, SLEEVES, PENETRATIONS, ETC.
- DAMPROOF ALL OTHER WALLS W/ BITUMINOUS COATING FROM THE FOOTING TO FINISH GRADE.
- PROVIDE CONT. 4" PERFORATED DRAINS AT FOOTING IN 1/2" CRUSHED STONE, DRAINED TO DAYLIGHT.
- WRAP DRAIN STONE W/ FILTER FABRIC BEFORE BACKFILLING.
- BACKFILL W/ FREE-DRAINING GRANULAR INORGANIC MATERIAL & COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557.
- ALL NEW SLABS SHALL RECEIVE A TROWELED FINISH.
- CONCRETE EXPOSED TO THE WEATHER SHALL HAVE AIR ENTRAINING AGENT ADDED, ADD MIXTURES SHALL CONFORM TO ASTM C260, TOTAL ENTRAPPED PLUS ENTRAINMENT AIR SHALL BE 4.0 TO 6.0% OF VOLUME OF CONCRETE AS DETERMINED BY ASTM C231.
- WATER SHALL BE POTABLE AND FREE FROM DELETERIOUS MATERIALS.
- CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I.
- CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33.
- ALL CAST IN PLACE CONCRETE WORK SHALL CONFORM W/ ACI 301 & ACI 318.
- ALL WOOD PLACED IN PERMANENT CONTACT WITH CONCRETE SHALL BE APPROVED TREATED WOOD.
- INFILL ALL FORM WORK TIE HOLES W/ HYDRAULIC CEMENT.



1 PROPOSED FOUNDATION PLAN  
1/4" = 1'-0"



CLARK & GREEN, INC.  
ARCHITECTURE DESIGN

113 BRIDGE STREET  
GREAT BARRINGTON  
MASSACHUSETTS 01230  
PHONE 413-528-5180

PROJECT NORTH

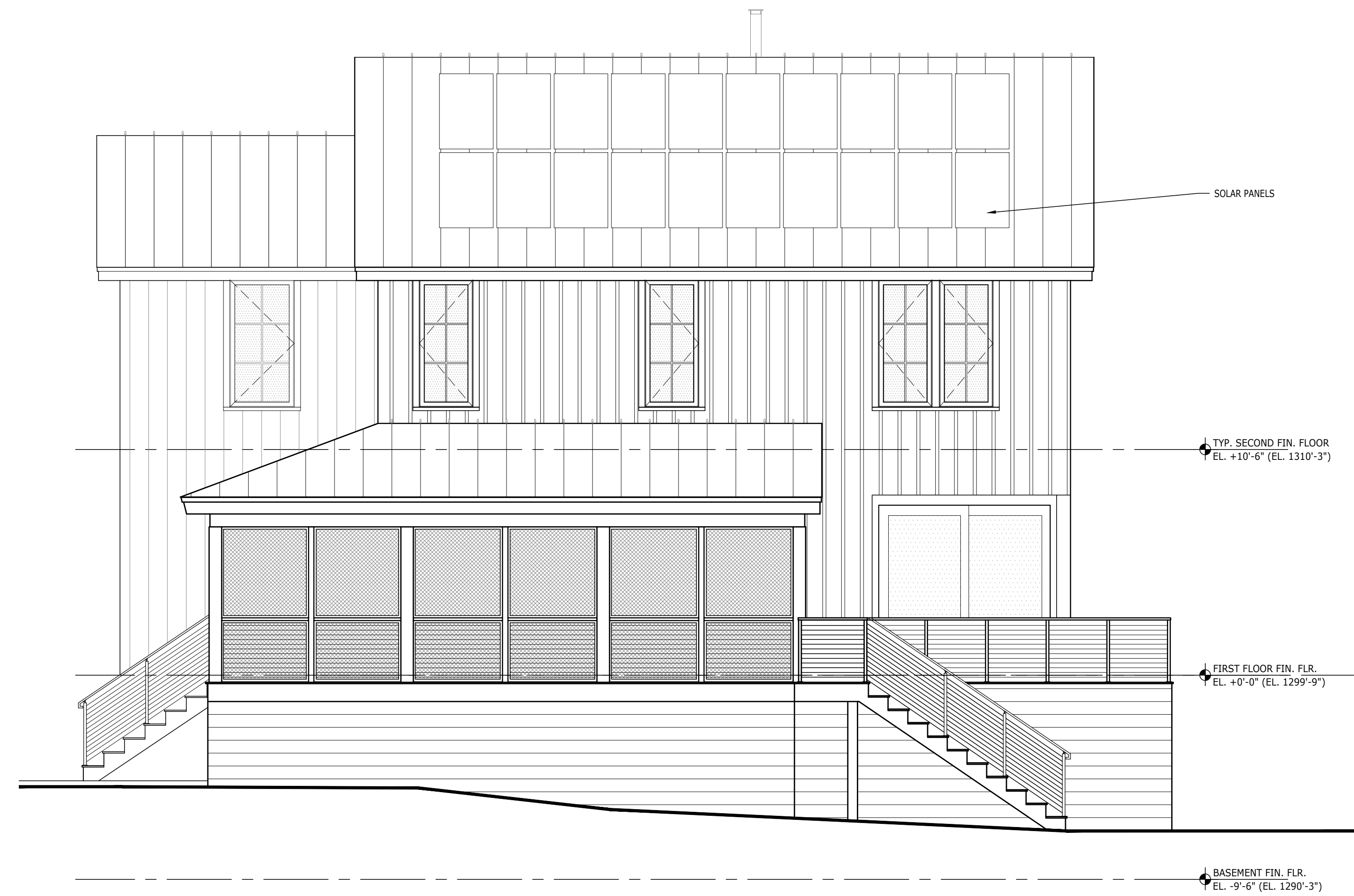
PROFESSIONAL SEAL

DATE	REMARKS
03.16.22	ZBA SUBMISSION
01.31.22	PRELIM. PRICING
12.24.21	PERMIT REJECTION

PROJECT TITLE



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



2 SOUTH ELEVATION  
1/4" = 1'-0"



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



4 NORTH ELEVATION  
1/4" = 1'-0"

# REIF-CAPLAN RESIDENCE

7 BUCKINGHAM LANE  
MONTEREY, MA 01245

SHEET TITLE

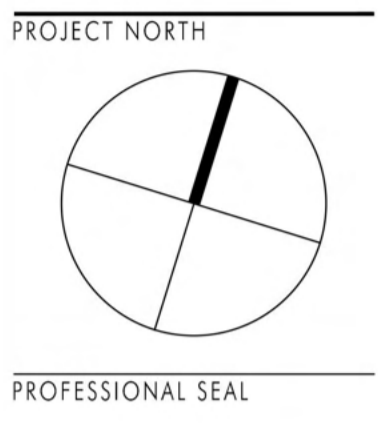
PROPOSED  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

## A5.0



**CLARK & GREEN, INC.**  
 ARCHITECTURE DESIGN  
 113 BRIDGE STREET  
 GREAT BARRINGTON  
 MASSACHUSETTS 01230  
 PHONE 413-528-5180



DATE	REMARKS

PROJECT TITLE

**REIF-CAPLAN RESIDENCE**  
 7 BUCKINGHAM LANE  
 MONTEREY, MA 01245

SHEET TITLE  
 VIEW DIAGRAM

SHEET NUMBER  
**L1.0**



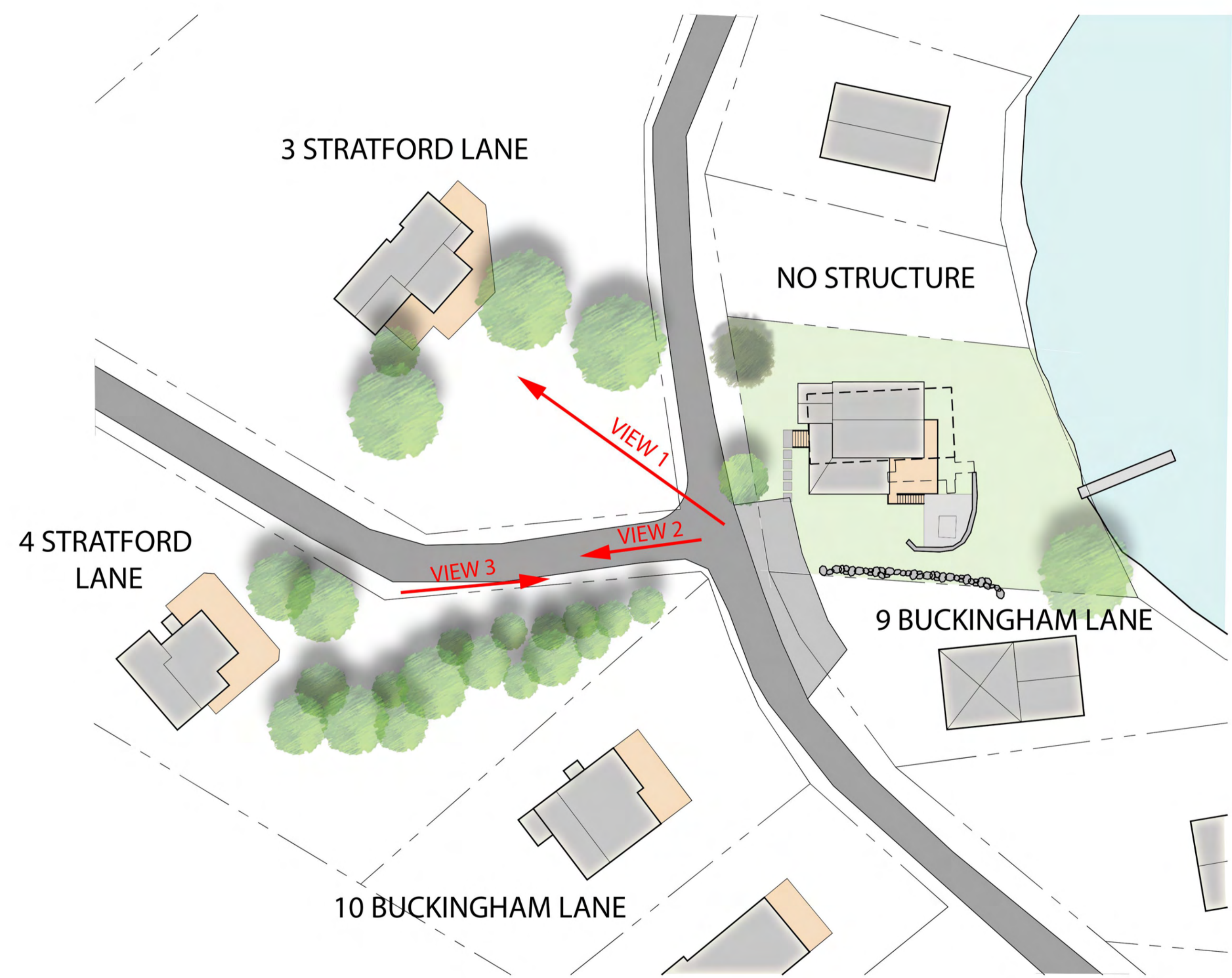
VIEW 1



VIEW 2



VIEW 3



VIEW DIAGRAM  
 1/32" = 1'-0"



**CLARK & GREEN, INC.**  
113 BRIDGE STREET  
GREAT BARRINGTON, MA 01230

**LEE BANK**  
LEE, MA 01238  
53-7087/2118

4013

1/28/2022

PAY  
TO THE  
ORDER OF

Town of Monterey

\$ \*\*100.00

One Hundred and 00/100\*\*\*\*\* DOLLARS

Town of Monterey  
P.O. Box 308  
Monterey, MA 01245

MEMO

Reif Caplan ZBA App. fee



*Reif Caplan*  
AUTHORIZED SIGNATURE

Security features included. Details on back.

⑈004013⑈ ⑆211870870⑆0000039824⑈

CLARK & GREEN, INC.

4013

Town of Monterey

ZBA Submission Cooney Reif Caplan

1/28/2022

100.00

Lee Bank

Reif Caplan ZBA App. fee

100.00