

ATTACHMENT 1

Berkshire Southern District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 267107
Document Type	: DEED
Recorded Date	: October 08, 2021
Recorded Time	: 12:02:18 PM
Recorded Book and Page	: 02726 / 260
Number of Pages(including cover sheet)	: 5
Receipt Number	: 63741
Recording Fee (including excise)	: \$2,708.60

 MASSACHUSETTS EXCISE TAX
 Southern Berkshire ROD 001
 Date: 10/08/2021 12:02 PM
 Ctrl# 012622 08020 Doc# 00267107
 Fee: \$2,553.60 Cons: \$560,000.00

Berkshire Southern District Registry of Deeds
Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230-1894
413-528-0146
<http://www.masslandrecords.com/BerkSouth/>

QUITCLAIM DEED

LOCUS: 10 Northwest Cove, Monterey, MA

That, **ROCKHEAD ASSOCIATES, LLC**, a Massachusetts Limited Liability Company, with a principal office in Great Barrington, MA, for consideration in the amount of **Five Hundred Sixty Thousand (\$560,000.00) Dollars**, grant to **GAUGARIN OLIVER**, with a residential and mailing address of 6 Grist Mill Road, Littleton, Massachusetts 01460, with Quitclaim Covenants, the land with buildings thereon in Monterey, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe at or near the easterly side of a dirt road known as the Camp Road, which road leads from Lake Buel Road in Great Barrington to other lands, now or formerly, of Rockhead Associates, LLC, herein in Monterey and formerly known as Camp Deerwood;

thence along the following three courses at or near the easterly side of said Camp Road; North 14° 13' 15" West 109.71 feet to an iron pipe; North 45° 31' 31" East 121.88 feet to an iron pipe; North 40° 14' 48" East 46.42 feet to an iron pipe;

Thence South 60° 00' 00" East 206.74 feet to an iron pipe along other lands, now or formerly of Rockhead Associates, LLC, said boundary being the southerly boundary of Parcel A as shown on a plan of land entitled "Lands of Zoltan & Ethel Zantay, Town of Monterey, Berkshire Co., Massachusetts, Land Surveys, Inc. 3/31/77" recorded in Map Book 5, Page 110, on May 10, 1977 at the Southern Berkshire Registry of Deeds.

Thence South 60° 00' 00" east 5 feet, more or less to the shore line of Lake Buel;

Thence southerly 127 feet more or less along the westerly shore line of Lake Buel;

Thence South 85° 23' 18" West 5 feet more or less to an iron pipe;

Thence South 85° 23' 18" West 210.00 feet along lands of Conan Caron now or formerly to an iron pipe;

Thence North 51° 01' 13" West 28.75 feet to the place of beginning.

Containing 1.12 acres more or less.

Said land is conveyed to the Grantee herein, its heirs and assigns, together with a right to draw water from other lands, now or formerly, of Rockhead Associates, LLC, by an existing pipe running in a north-south axis across Parcel A connected to a pump house located on said other lands of said Rockhead Associates, LLC, located north of said Parcel A, and a right to maintain, repair or replace said pipe on said of said Parcel A and on said other lands of said Rockhead Associates, LLC, subject to the said Parcel A and the said other lands being returned to the same condition prior to such maintenance, repair, or replacement. For rights herein described regarding Parcel A, see deed of Zoltan Zantay and Ethel Zantay to Ethel Zantay recorded in the said Registry. If any repairs or replacement of said pump house is required, the Grantee herein agrees to bear its proportionate share of the costs.

Said land is also conveyed to the Grantee herein, its heirs and assigns, together with an easement or right of way for ingress and egress over and across the aforesaid Camp Road running from Lake Buel Road to the premises herein conveyed.

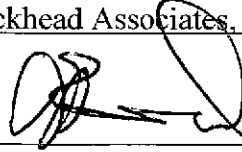
Meaning and intending to convey Parcel B and any and all land located between the said Camp Road and Said Parcel B as shown on a plan of land entitled "Lands of Zoltan & Ethan Zantay, Town of Monterey, Berkshire Co., Massachusetts, Lane Land Surveys, Inc. 3/31/77" recorded in Map Book 5, Page 110, on May 10, 1977, at the Southern Berkshire Registry of Deeds. The said Camp Road is shown on said Plan as a right of way.

Being all and the same premises conveyed to the Grantor herein by deed of Kenneth Shearn, Trustee of the Bopal Nominee Realty Trust dated August 29, 2000 and recorded on August 31, 2000 with the Southern Berkshire Registry of Deeds in Book 1200, Page 138.

The purpose of this deed is to wind up and liquidate the affairs of the Limited Liability Company. See Certificate of Vote of All of the Managers and Members of Rockhead Associates, LLC, dated 10/6/21 and recorded herewith. The grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.

Executed as a sealed instrument this 6 day of October, 2021

Rockhead Associates, LLC



By: Donald A. Bernard, Manager

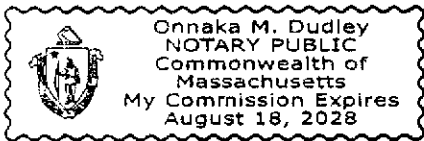
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF BERKSHIRE

On this 6 day of October, 2021, before me, the undersigned notary public, personally appeared **Donald A. Bernard, Manager** proved to me through satisfactory evidence of identification, which was (check whichever applies):

- driver's license or other state or federal government document bearing a photographic image;
 - oath or affirmation or a credible witness known to me who knows the above signatory; or,
 - my own personal knowledge of the identity of the signatory,
- to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed as Manager of Rockhead Associates, LLC.

Onnaka M. Dudley, Notary Public

My Commission Expires: _____
stamp/seal



ATTACHMENT 2

ATTACHMENT 3



**Town of Monterey
ZONING BOARD OF APPEALS**

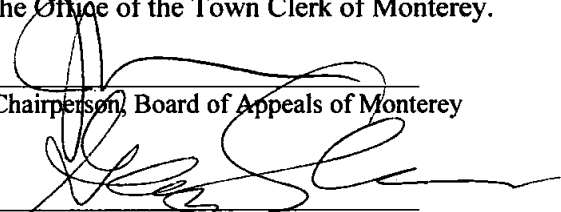
**NOTICE OF RECORDING WITH THE REGISTER OF DEEDS OF:
Southern Berkshire County
Conditional or Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)**

Application Number 21-01

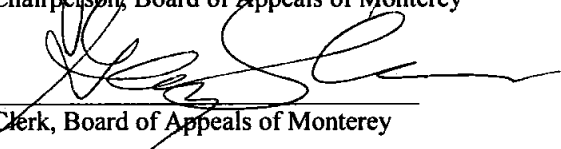
Applicant's Name: Rockhead Associates, LLC
Address: 308 Lenox Road, Richmond, MA 01245
Project Location: 10 northwest Cove Rd, Monterey, MA

By the Town of Monterey Board of Appeals affecting the rights of the Owner(s) with respect to the use of premises on 10 Northwest Cove Rd, Monterey, the record title standing in the name(s) of Rockhead Associates, LLC whose address is stated above, by a Deed duly recorded in the Southern Berkshire Registry of Deed in Book 1200, Page 138.

The Decision of said Board is on file with the papers in Decision of Application Number 21-01 in the Office of the Town Clerk of Monterey.



Chairperson, Board of Appeals of Monterey



Clerk, Board of Appeals of Monterey

DATE: 9/2/2020

DATE: 9/2/2020

This is to certify that the twenty days have elapsed since the above date of filing the decision with this office, and no appeal has been filed, or appeal has been filed and the decision of the Zoning Board of Appeals has been upheld.



Signature and Seal of Town Clerk

Date September 23, 2020 at 5:00 o'clock, P M.

Received and entered with the Southern Berkshire Registry of Deed in the Commonwealth of Massachusetts.

Book _____, Page _____ Attest: _____
Registrar of Deeds Signature

IMPORTANT: Applicant must provide proof of filing with the Registry of Deeds to the Board of Appeals and the Monterey Board of Assessors. A copy of this form completed by the registry is sufficient.

**Town of Monterey
BOARD OF APPEALS**

NOTICE OF DECISION

**Application Number 21-01
Initially Filed with the Town Clerk on 7/21/2020.**

This decision is being mailed to the applicant, to parties of interest, and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.

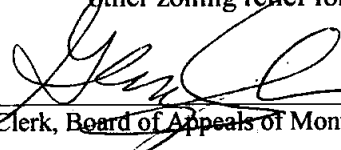
Owner: Rockhead Associates, LLC

Premises Affected: 10 Northwest Cove Rd, Monterey, MA

Referring to the above application so as to permit applicant to: reestablish the use of the property as a single family use

After a Public Hearing on 8/20/2020, the Monterey Board of Appeals at its Hearing, voted to GRANT this application under Section 5.1.7 of the Zoning By-Law subject to the following conditions, safeguards, and limitations on time or use, if any:

1. A building permit may not be issued for any proposed structure, nor may any structure be constructed on the property, prior to the property owner first obtaining a special permit or other zoning relief for such structure, pursuant to Section 5.1.7 of the By-Law.

 Date 9/2/2020
 Clerk, Board of Appeals of Monterey

This ZBA decision was filed with the Town Clerk by the Zoning Board of Appeals on September 2, 2020.

I hereby certify that ~~[no notice of appeal]~~ a notice of appeal] to the [Land Court / Superior Court, together with a copy of the complaint] was received by this office during the 20 days next after the application was ~~[granted]~~ denied] as shown on the above certificate.

 Terry Walker, Town Clerk

IMPORTANT: Any appeal from the decision of the Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A of the Massachusetts General Laws as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

(Town Seal)



ATTACHMENT 4

Berkshire Southern District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 267160
Document Type	: PRMT
Recorded Date	: October 13, 2021
Recorded Time	: 03:41:57 PM
Recorded Book and Page	: 02727 / 186
Number of Pages(including cover sheet)	: 2
Receipt Number	: 63777
Recording Fee	: \$105.00

Berkshire Southern District Registry of Deeds
Michelle Laramée-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230-1894
413-528-0146
<http://www.masslandrecords.com/BerkSouth/>

Town of Monterey
BOARD OF APPEALS

NOTICE OF DECISION

Application Number 22-1

Initially Filed with the Town Clerk on 7/20/21.

This decision is being mailed to the applicant, to parties of interest, and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.

Owner: Rockhead Associates, LLC

Premises Affected: 10 Northwest Cove Road, Monterey, MA

Referring to the above application so as to permit applicant to: construct a single family residence

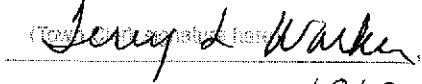
After a Public Hearing on 8/31/21, the Monterey Board of Appeals at its Hearing, voted to GRANT this application under the Zoning By-Law subject to the following conditions, safeguards, and limitations on time or use, if any:

- A. Applicant receive Board of Health approval for a septic system and well before issuance of a Building Permit;
- B. Applicant receive Conservation Commission approval for the definitive site plan as submitted to the Board;
- C. Should either of A or B result in the re-location of the footprint of the structure in any way, Applicant shall be required to re-submit a new Special Permit application for approval; and
- D. Prior to a Certificate of Occupancy being issued, Applicant shall install a vegetation screen of no less than four feet in height at the lake side edge of the ground floor patio/lawn area, running the full width of the finished lower level. Applicant shall maintain and replace said vegetation screen perpetually.

 Date 9/14/21
 Clerk, Board of Appeals of Monterey

This ZBA decision was filed with the Town Clerk by the Zoning Board of Appeals on September 14, 2021.

I hereby certify that ~~[no notice of appeal]~~ a notice of appeal to the ~~[Land Court / Superior Court]~~, together with a copy of the ~~complaint~~ was received by this office during the 20 days next after the application was granted / ~~denied~~ as shown on the above certificate.

 Terry Walker, Town Clerk
 10/8/2021

IMPORTANT: Any appeal from the decision of the Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A of the Massachusetts General Laws as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

(And please certify a copy so it can be recorded in the Registry of Deeds)

(Town Seal)

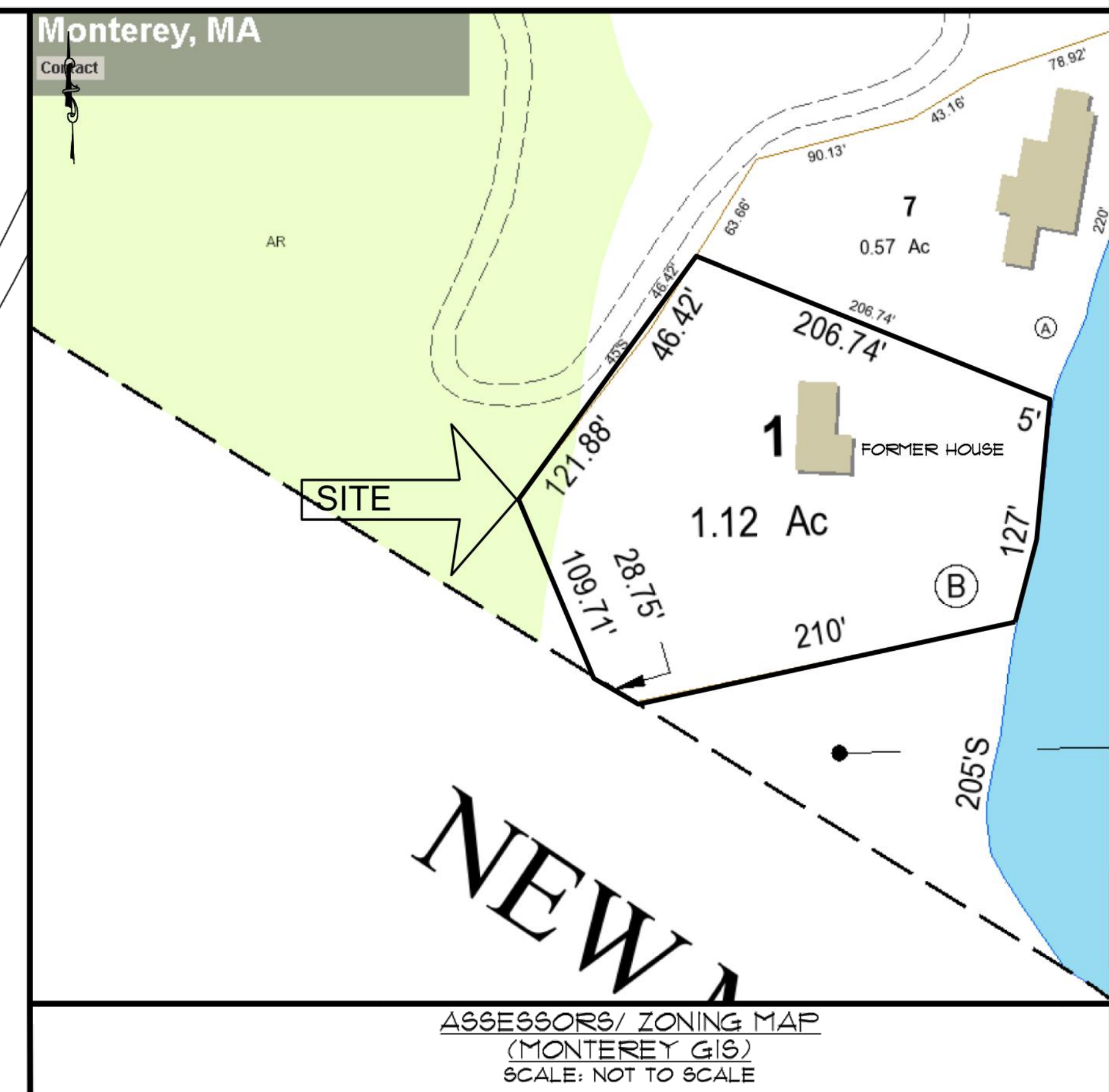
ATTACHMENT 5

PLANS TO ACCOMPANY
PERMIT APPLICATIONS
 PREPARED FOR
GAUGARIN OLIVER
 10 NORTHWEST COVE
 MONTEREY, MASS 01245

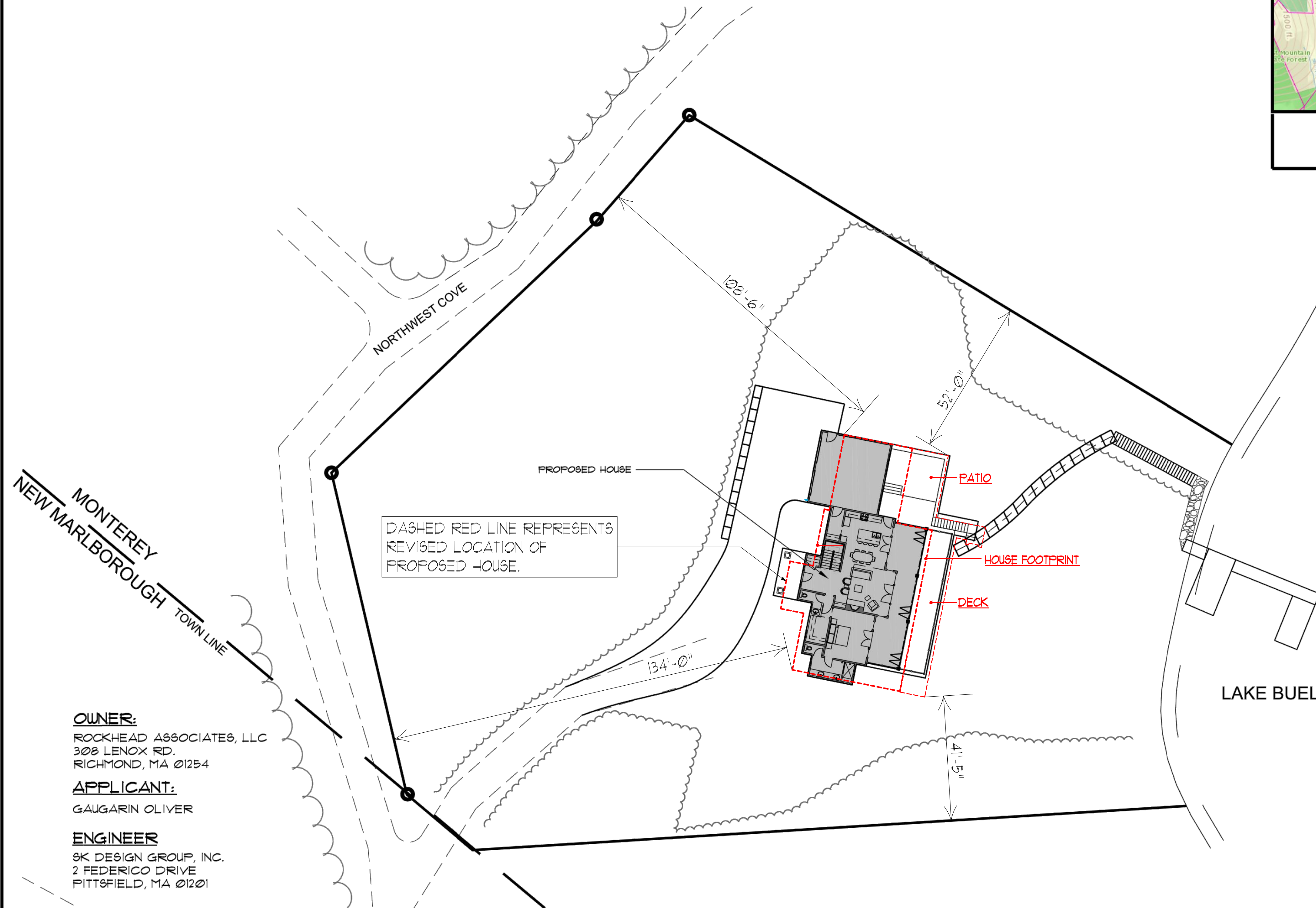
THERE ARE NO KNOWN STRUCTURES WITHIN 150' OF THE SUBJECT PROPERTY



LOCUS MAP (MASS OLIVER)
 SCALE: NOT TO SCALE

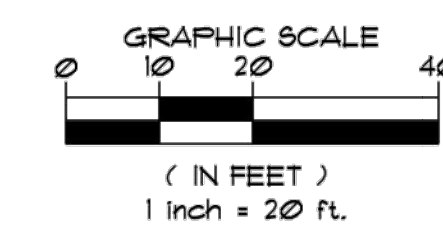


ASSESSORS/ ZONING MAP
 (MONTEREY G16)
 SCALE: NOT TO SCALE



DASHED RED LINE REPRESENTS
 REVISED LOCATION OF
 PROPOSED HOUSE.

PLAN
 SCALE: 1" = 20'



LEGEND

- — — — — APPROXIMATE PROPERTY LINE
- — — — — SETBACKS
- 850 — — — — — EXISTING CONTOUR
- ~~~~~ EXISTING TREE LINE
- ⊙ EXISTING UTILITY POLE
- BZ — — — — — 100' BUFFER ZONE
- ○ ○ ○ ○ ROW OF BOULDERS

OWNER:
 ROCKHEAD ASSOCIATES, LLC
 308 LENOX RD.
 RICHMOND, MA 01254

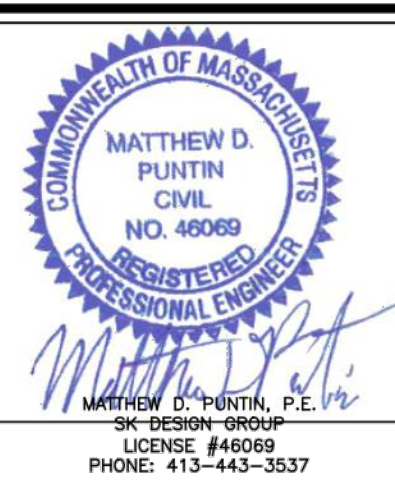
APPLICANT:
 GAUGARIN OLIVER

ENGINEER
 SK DESIGN GROUP, INC.
 2 FEDERICO DRIVE
 PITTSFIELD, MA 01201

PLANS TO ACCOMPANY PERMIT APPLICATION
 PREPARED FOR:
GAUGARIN OLIVER
 LOCATED AT:
 10 NORTHWEST COVE
 MONTEREY, MASSACHUSETTS

Design Group, Inc.
 Civil Engineers * Surveyors * Consultants
 2 FEDERICO DRIVE • PITTSFIELD, MASSACHUSETTS 01201 • (413) 443-3377

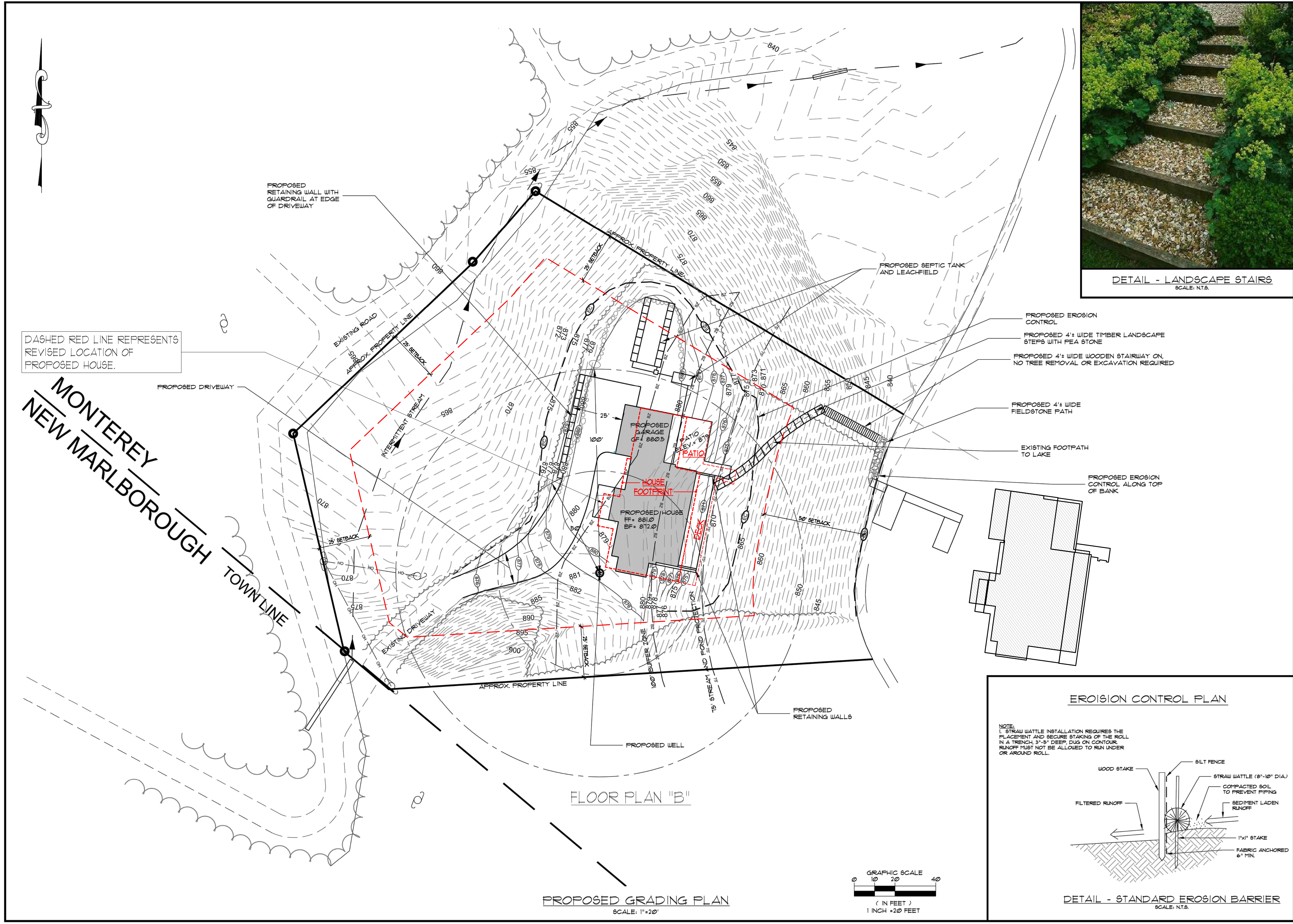
SK DESIGN GROUP PROJECT #:
210010



REVISION:
 REV. # - 01/17/2022
 REVISED FOOTPRINT

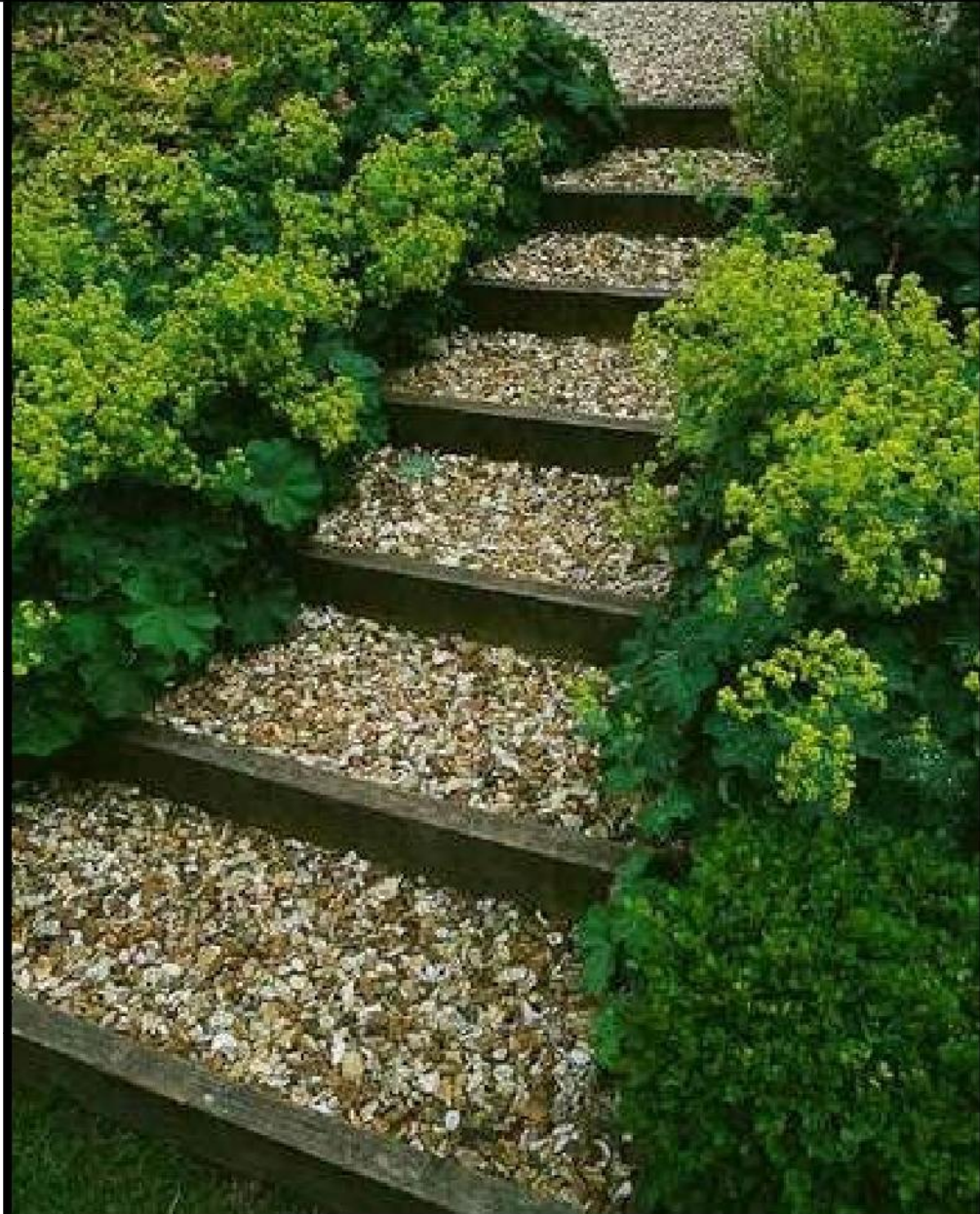
DRAWN BY: EPW
 CHECKED BY: MDP
 ORIG. DATE: JULY 7, 2021
 SHEET NO. 1 OF 5
 ISSUED FOR: PERMIT
 SCALE: AS NOTED

PLAN DESCRIPTION:
COVER SHEET



DASHED RED LINE REPRESENTS REVISED LOCATION OF PROPOSED HOUSE.

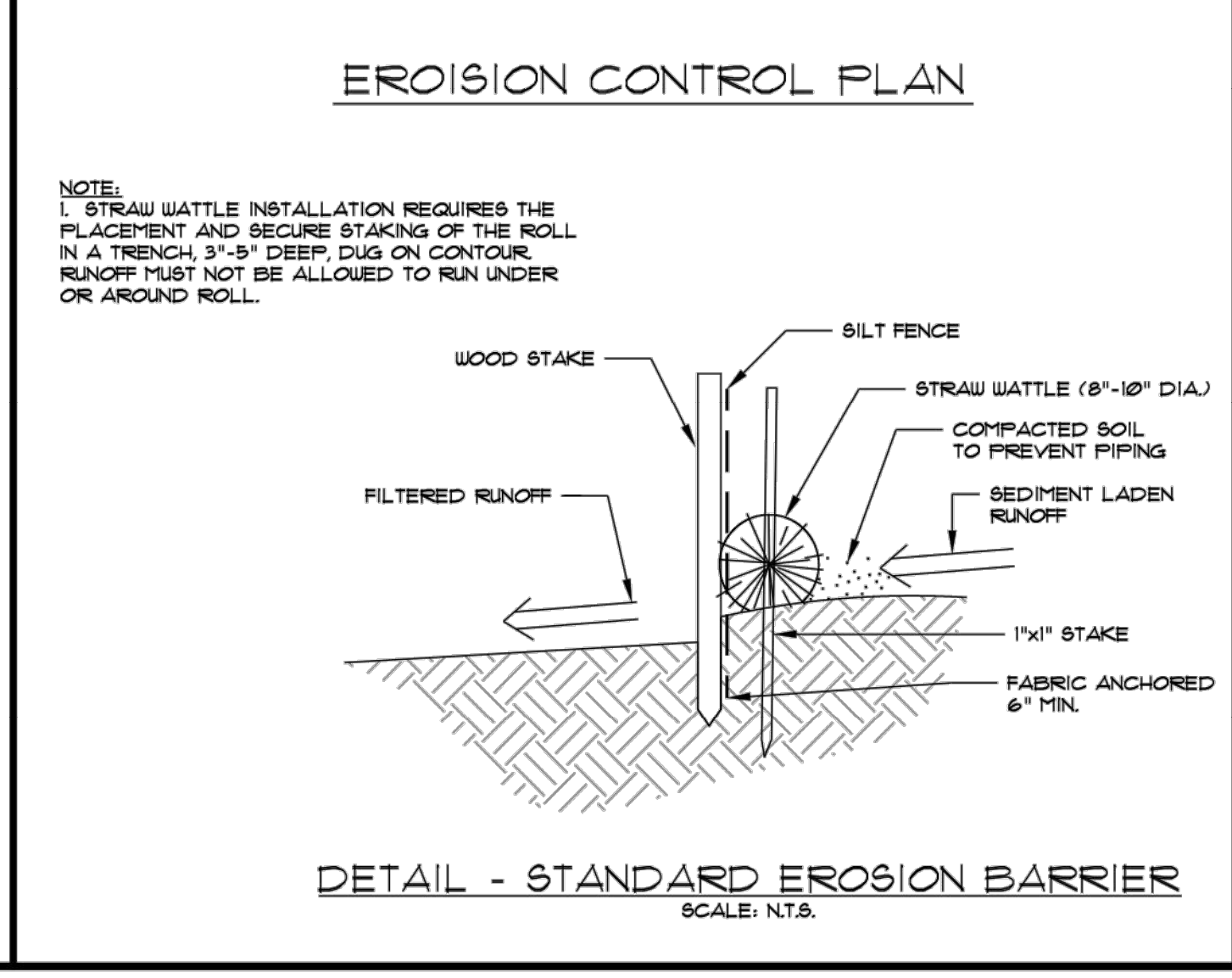
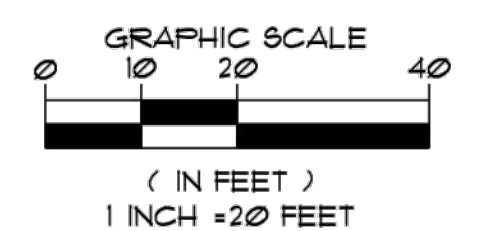
MONTEREY
NEW MARLBOROUGH TOWNLINE



DETAIL - LANDSCAPE STAIRS
SCALE: N.T.S.

FLOOR PLAN "B"

PROPOSED GRADING PLAN
SCALE: 1" = 20'



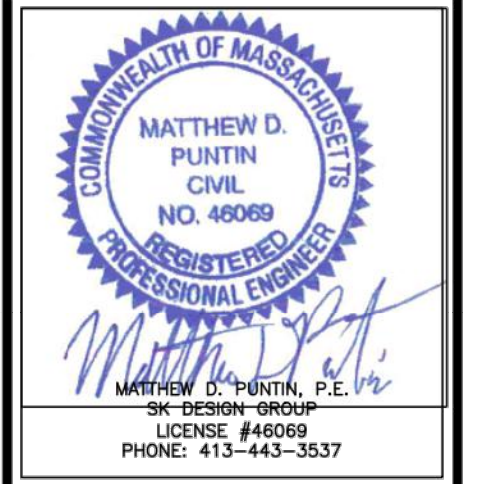
G:\SK DESIGN GROUP\2021\210079 Oliver-10 Northwest Cove, Monterey-Sepic & Site Design\Drawings\Existing Conditions (6-19-21).dwg
User Name: EWilkinson

PLANS TO ACCOMPANY PERMIT APPLICATION
PREPARED FOR:
GAUGARIN OLIVER
LOCATED AT:
10 NORTHWEST COVE
MONTEREY, MASSACHUSETTS

Design Group, Inc.
Civil Engineers + Surveyors + Consultants
2 FERBEC DRIVE + PITTSFIELD, MASSACHUSETTS 01201 + (413) 443-3537

PLAN DESCRIPTION:
PROPOSED GRADING PLAN

SK DESIGN GROUP PROJECT #:
210079

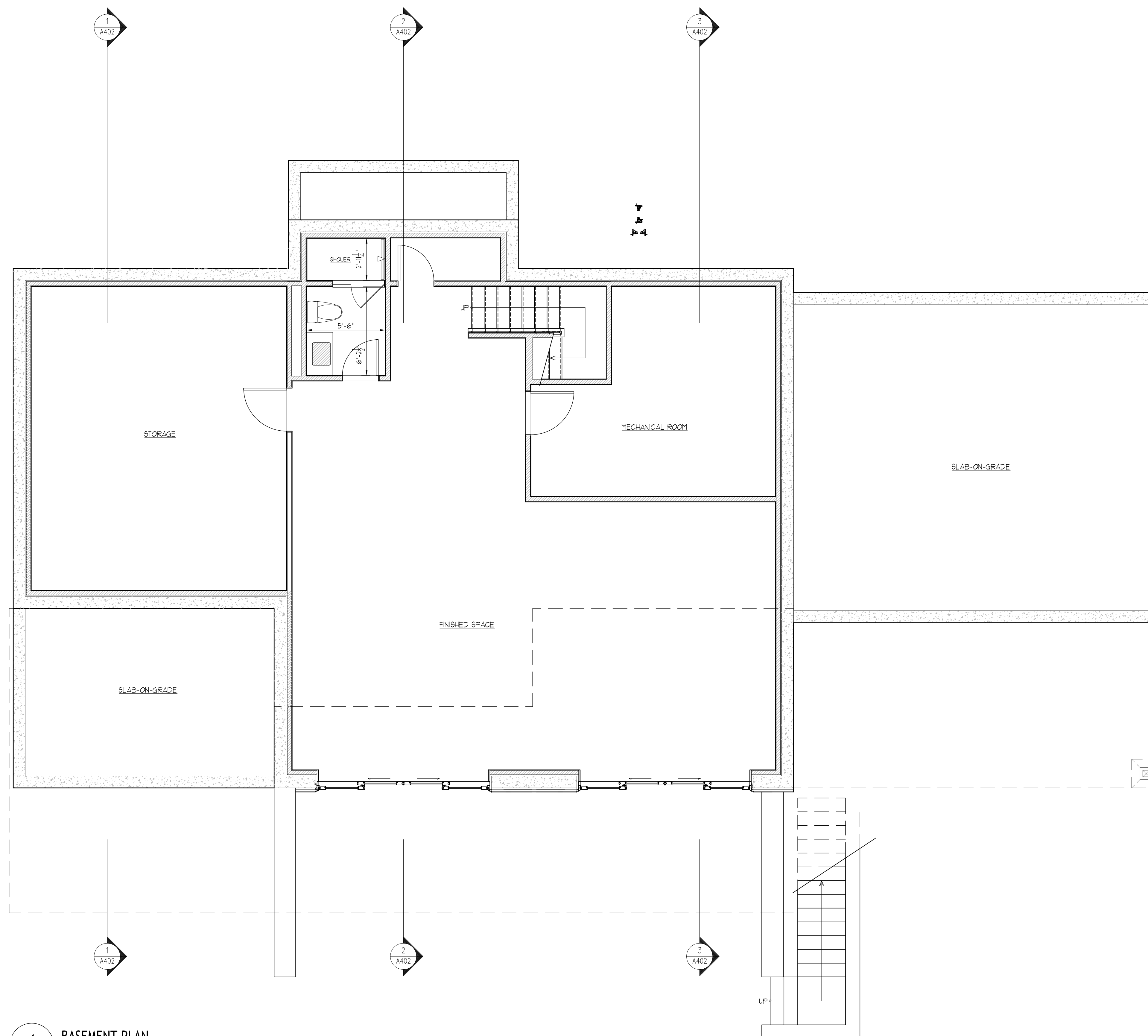


REVISION:	REVISION:
REV. #1 - 01/12/2022 REVISED FOOTPRINT	
DRAWN BY: EPW	CHECKED BY: MDP
ORIG. DATE: JULY 7, 2021	SHEET NO. 4
ISSUED FOR: PERMIT	OF 5
SCALE: AS NOTED	

OLIVER RESIDENCE

10 NORTHWEST COVE ROAD
MONTEREY, MA 01245

For Review ONLY

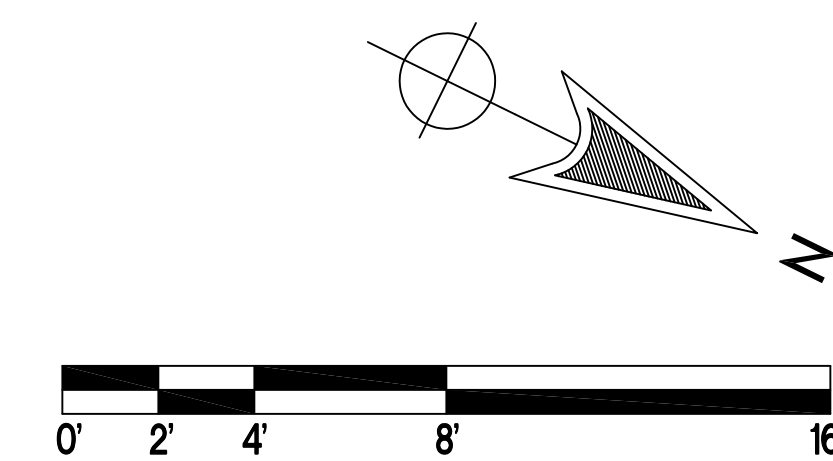


1 BASEMENT PLAN 1/4" = 1'-0"

Rev. No.	Date	Description
01.18.2022		ISSUED FOR DESIGN REVIEW

Drawing Title:
**PROPOSED
BASEMENT PLAN**

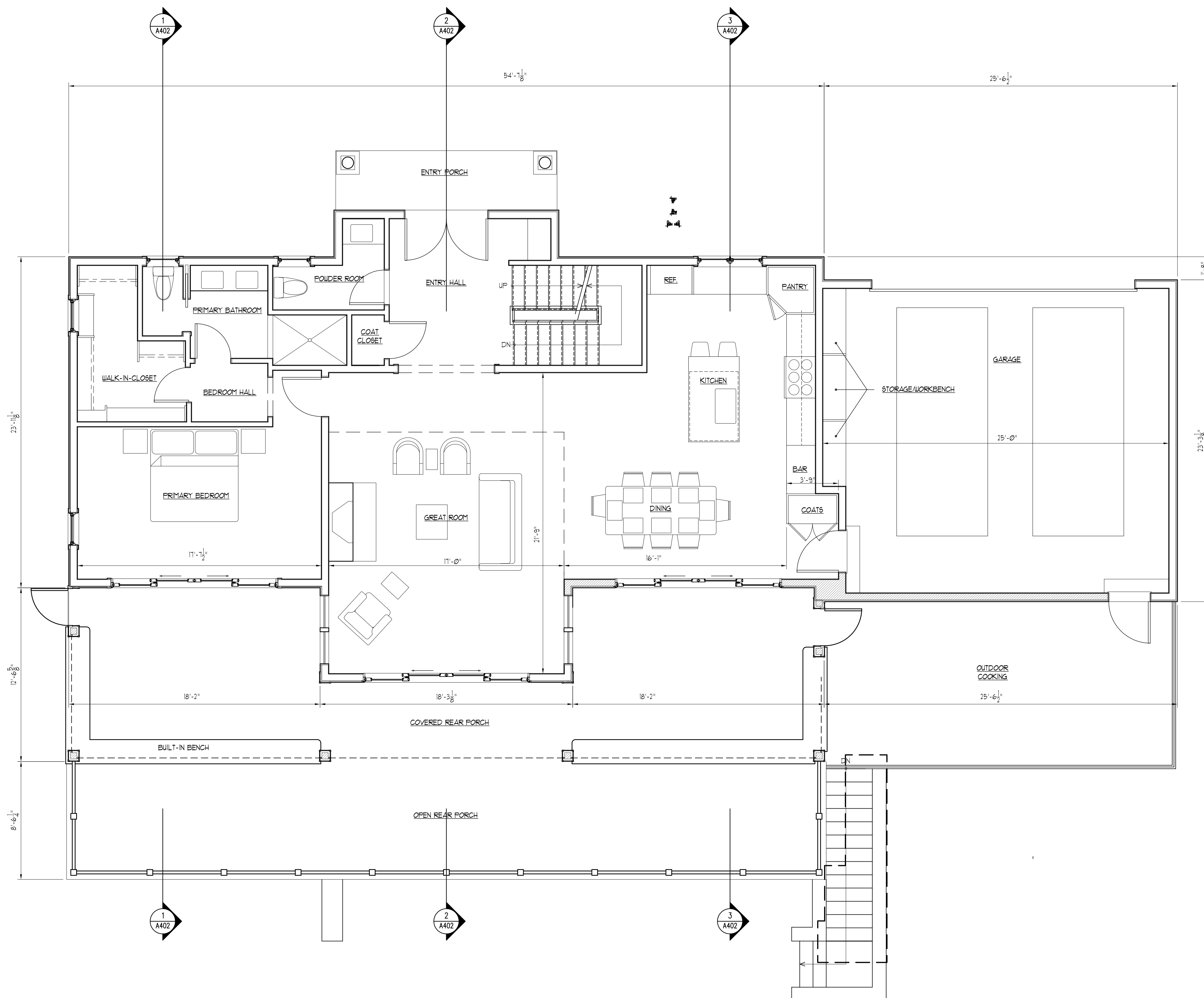
Seal & Signature: _____
Date: _____
Drawn By: FR
Check By: PS
A-100



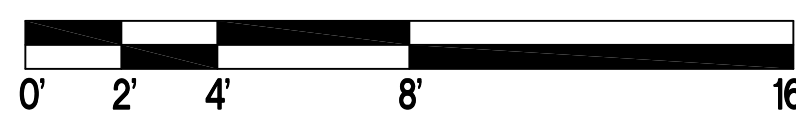
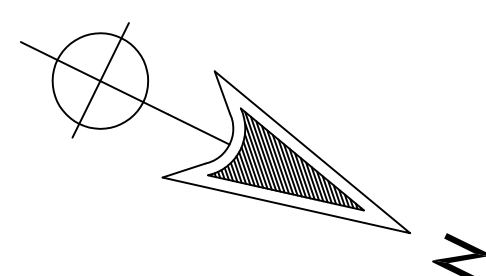
OLIVER RESIDENCE

10 NORTHWEST COVE ROAD
MONTEREY, MA 01245

For Review ONLY



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

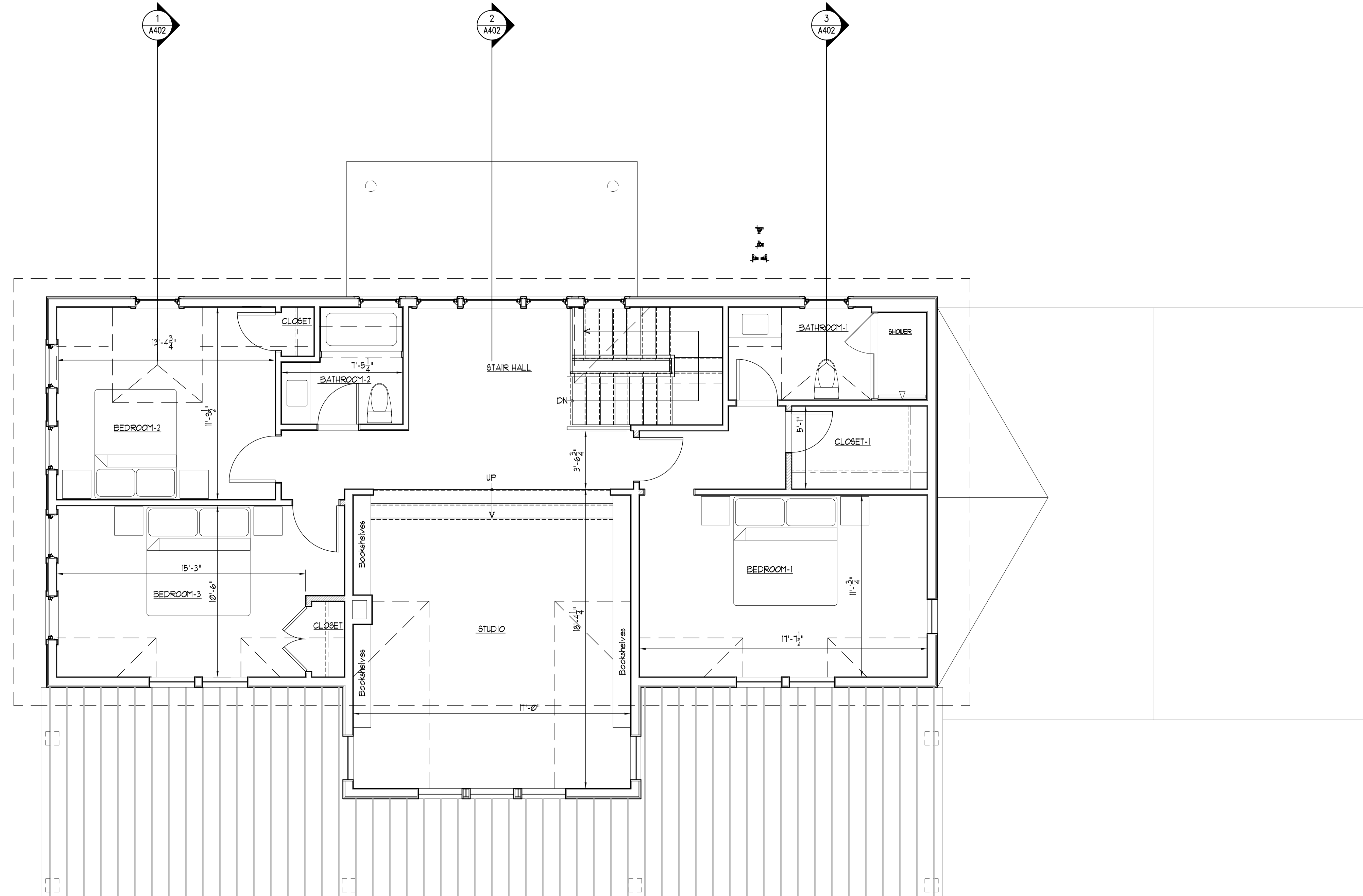


Rev. No.	Date	Description
2	01.18.2022	ISSUED FOR DESIGN REVIEW

Drawing Title:
PROPOSED FIRST FLOOR PLAN

Seal & Signature:
Date: _____
Drawn By: FR
Check By: PS

A-101



1 SECOND FLOOR PLAN 1/4" = 1'-0"

OLIVER RESIDENCE
10 NORTHWEST COVE ROAD
MONTEREY, MA 01245
For Review ONLY

Rev. No.	Date	Description
01.16.2022		ISSUED FOR DESIGN REVIEW

Drawing Title:
PROPOSED FIRST FLOOR PLAN

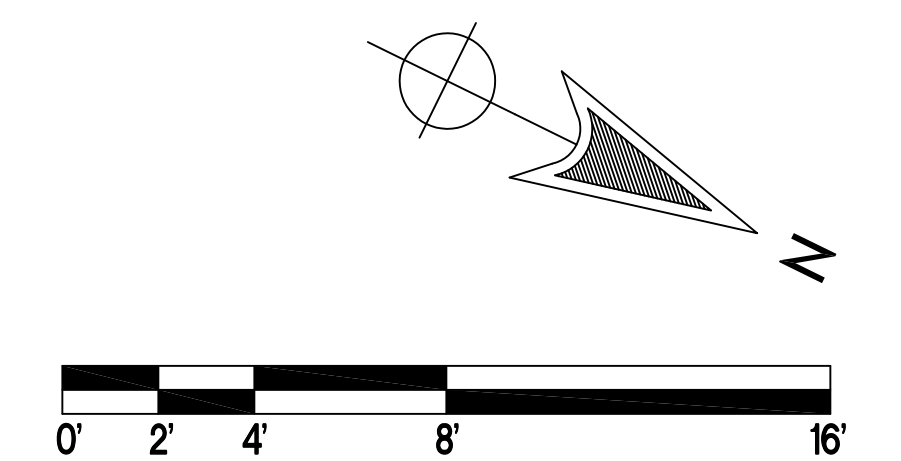
Seal & Signature: _____

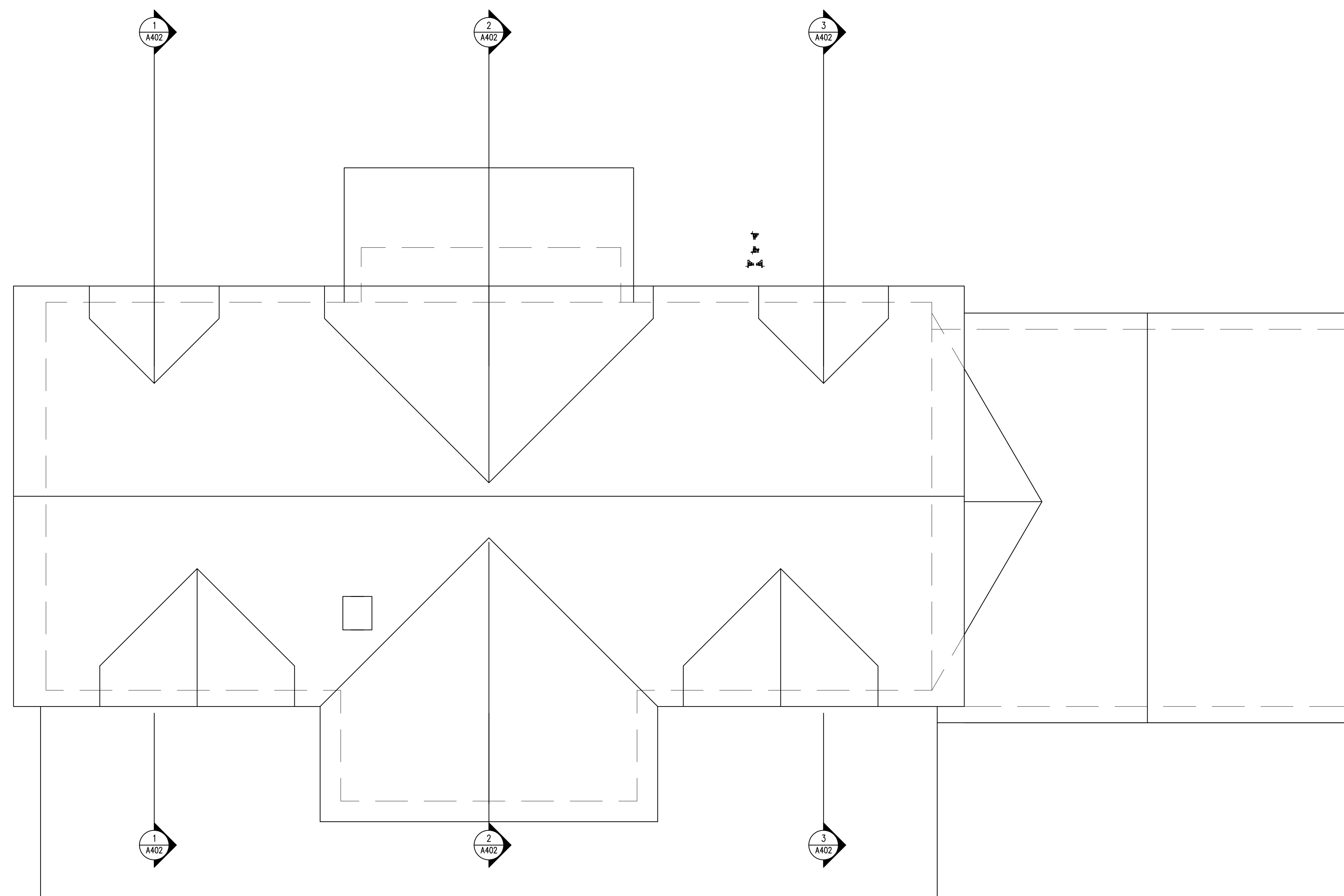
Date: _____

Drawn By: FR

Check By: PS

A-102





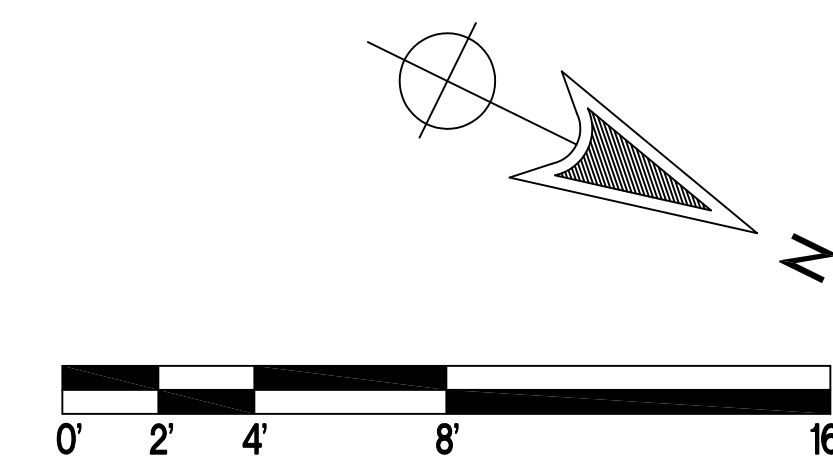
OLIVER RESIDENCE
10 NORTHWEST COVE ROAD
MONTEREY, MA 01245
For Review ONLY

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

Rev. No.	Date	Description
01.18.2022		ISSUED FOR DESIGN REVIEW

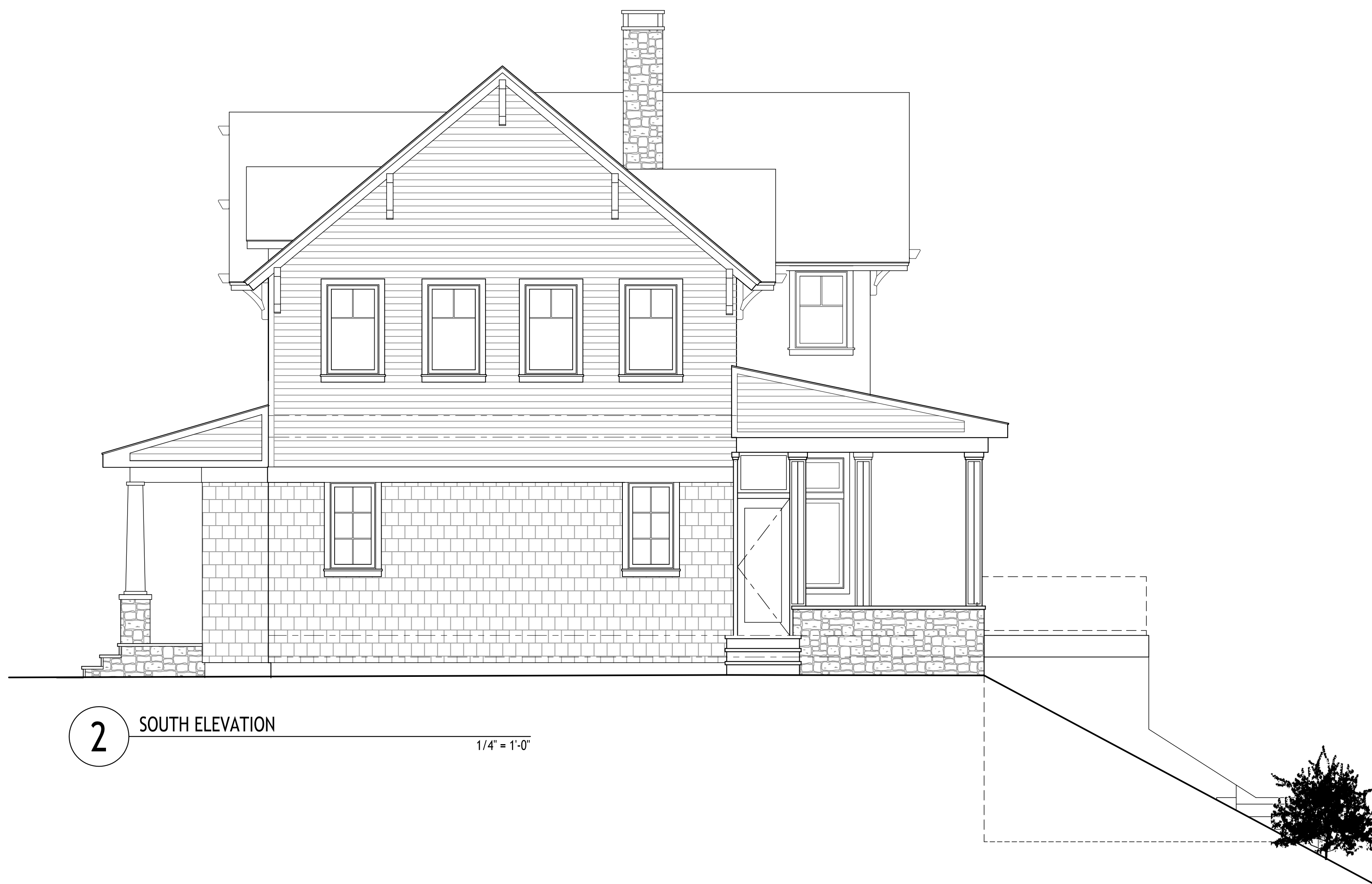
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PROPOSED ROOF PLAN

Seal & Signature: _____
Date: _____
Drawn By: FR
Check By: PS

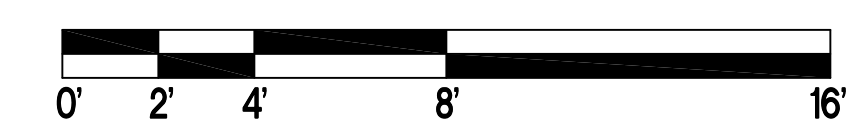




1 WEST ELEVATION
1/4" = 1'-0"



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



OLIVER RESIDENCE
10 NORTHWEST COVE ROAD
MONTEREY, MA 01245
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01.18.2022		ISSUED FOR DESIGN REVIEW

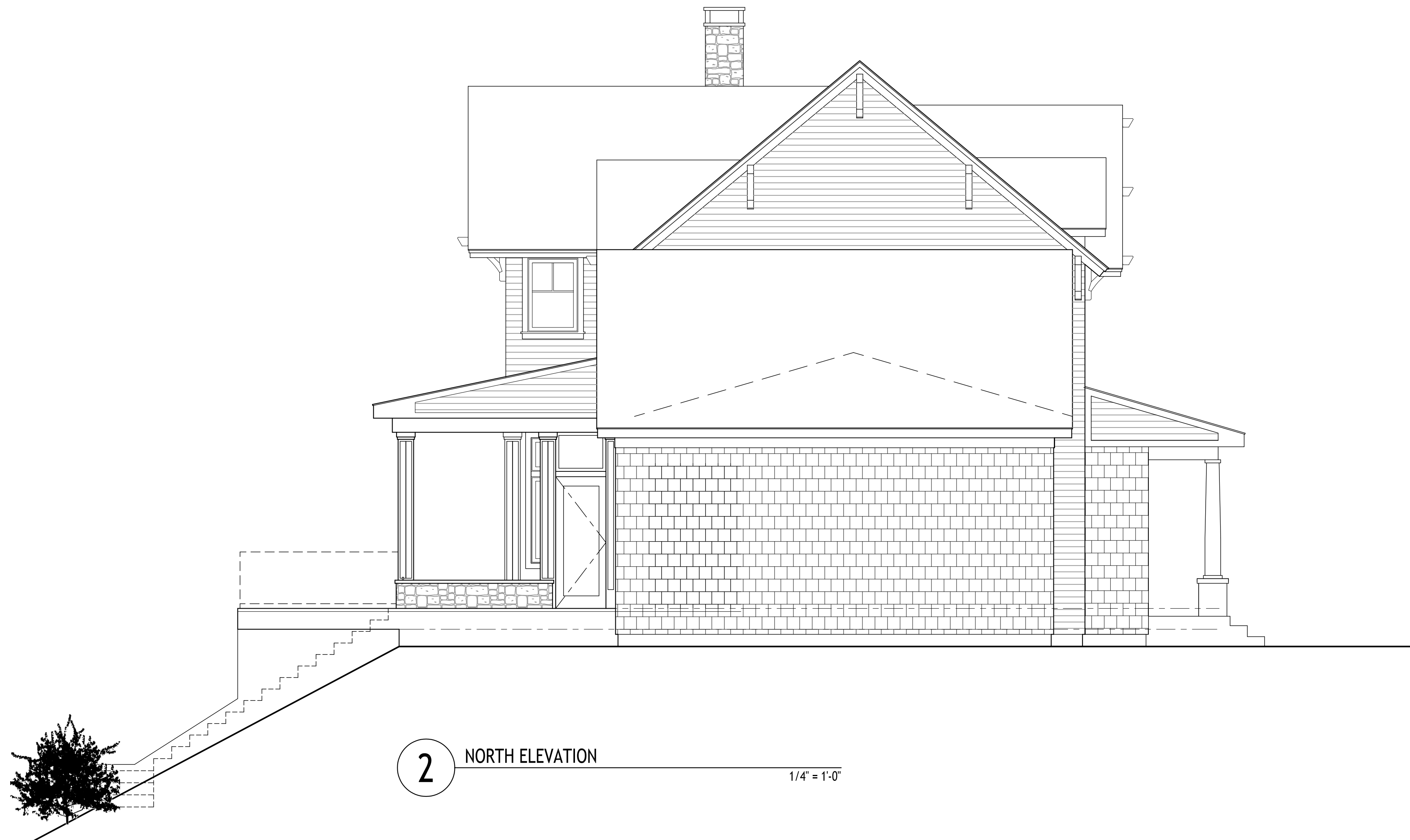
Drawing Title:
PROPOSED WEST & SOUTH ELEVATIONS

Seal & Signature:
Date: _____
Drawn By: FR
Check By: PS
A-400



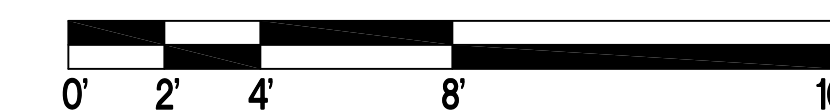
1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"



OLIVER RESIDENCE

10 NORTHWEST COVE ROAD
MONTEREY, MA 01245

For Review ONLY

Rev. No.	Date	Description
01.18.2022		ISSUED FOR DESIGN REVIEW

Drawing Title:
PROPOSED EAST &
NORTH ELEVATIONS

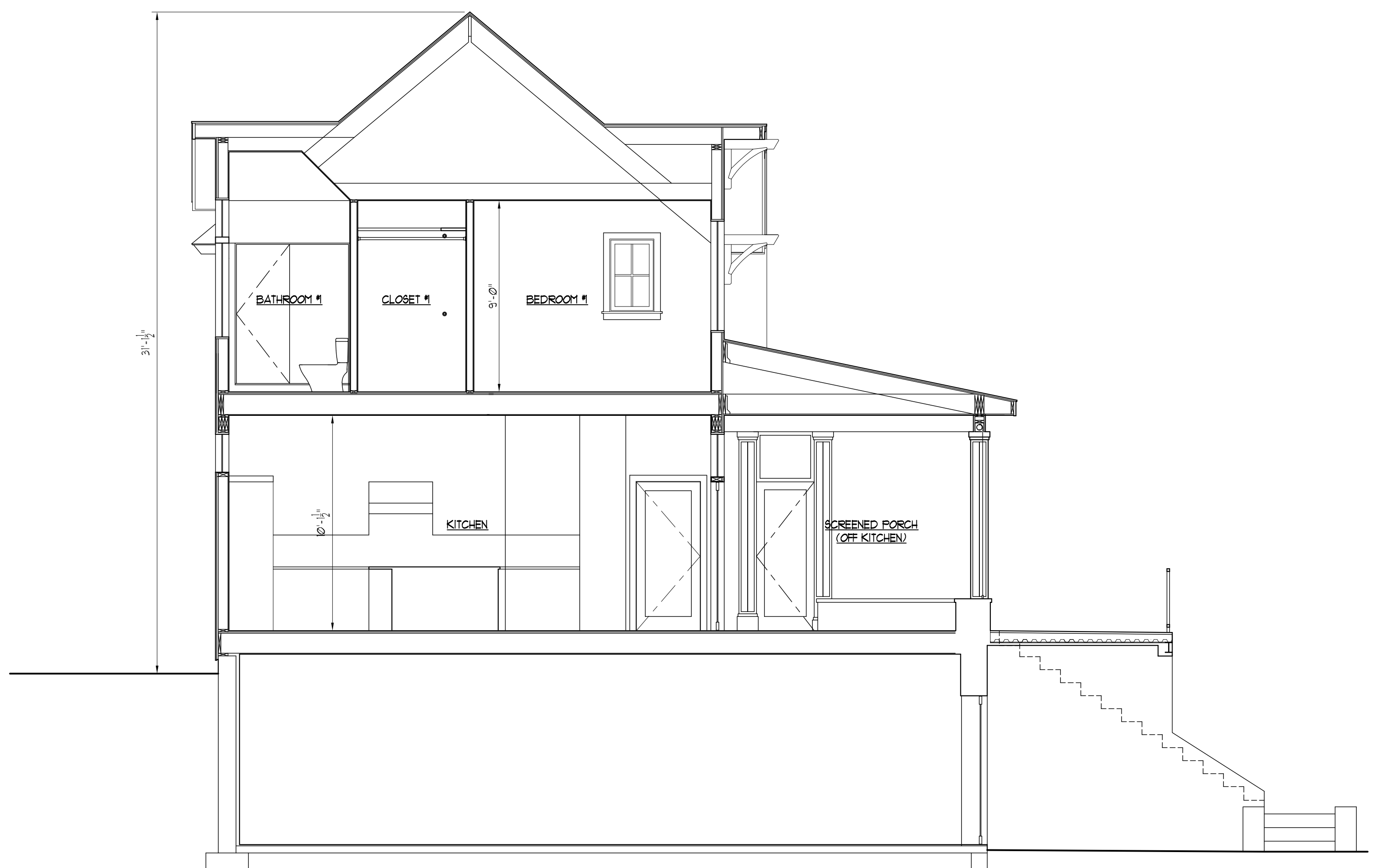
Seal & Signature: _____
Date: _____
Drawn By: FR
Check By: PS
A-401



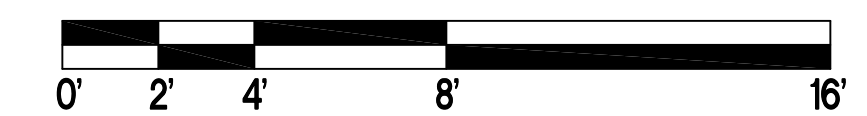
1 BUILDING SECTION "A" 1/4" = 1'-0"



2 BUILDING SECTION "B" 1/4" = 1'-0"



3 BUILDING SECTION "C" 1/4" = 1'-0"



OLIVER RESIDENCE
10 NORTHWEST COVE ROAD
MONTEREY, MA 01245
For Review ONLY

Rev. No.	Date	Description
01.18.2022		ISSUED FOR DESIGN REVIEW

Drawing Title:
PROPOSED BUILDING SECTIONS

Seal & Signature: _____
Date: _____
Drawn By: FR
Check By: PS
A-402