
Special Permit Application – Becket Zoning Board
Proposed Single Family House Replacement, Subsurface Sewage
Disposal System Replacement and Related Site Work
Becket, MA

Property Location:

*177 East Shore Road
Map 211, Lot 103
Becket, MA 01223*

Property Owner & Applicant:

*Kenneth Boudreau & Ramona Mansfield
22 Ox Yoke Drive
Simsbury, CT 06070*

Civil Engineer:

*Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201*

Well Driller:

*Henshaw Well Drilling
130 Cummington Road
Chesterfield, MA 01026*

Septic Installer:

*Sovereign Builders Inc.
135 Southampton Road
Westhampton, MA 01027*

Attorney:

*Mark Beglane
Bacon Wilson Attorneys at Law
33 State Street
Springfield, MA 01103*

Architect:

*Sovereign Builders Inc.
135 Southampton Road
Westhampton, MA 01027*

March 2023

FORESIGHT
LAND SERVICES



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Civil Plans - Foresight Land Services, Inc. – Issued for Special Permit Application: March 31, 2023

SP-1 Proposed Site Plan

Architecture Plans & Perspectives – Sovereign Builders Inc.

A0 Perspectives & Title Sheet
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The Commonwealth of Massachusetts

Town of Becket **Zoning Board of Appeals**

557 Main Street, Becket MA 01223

413-623-8934 Ext. 20

zba@townofbecket.org

APPLICATION FOR DIMENSIONAL SPECIAL PERMIT

UNDER THE TOWN OF BECKET ZONING BY-LAWS, SUBSECTION 3.4.5

(Approved 2/12/08)

CLERICAL FEE:\$100.00

POSTAGE: ACTUAL MAILING COST TO NOTIFY ABUTTERS
AND PARTIES IN INTEREST.

ADVERTISING: ACTUAL COST TO PUBLISH THE NOTICE OF PUBLIC
HEARING IN THE BERKSHIRE EAGLE.

(Postage and advertising amounts will be provided when they are determined.)

MAP 211 LOT 22 BOOK 06720 PAGE 17

STREET ADDRESS 177 East Shore Road

DATE OF APPLICATION 3-31-23

APPLICANT NAME AND ADDRESS Ramona Mansfield & Kenneth Boudreau
22 Ox Yoke Drive, Simsbury, CT 06070

DAYTIME PHONE # 860-882-9828 EVENING # _____

EMAIL ADDRESS ramona.mansfield@gmail.com

NAME AND ADDRESS OF OWNER IF DIFFERENT FROM APPLICANT _____

I (WE) REQUEST A DIMENSIONAL SPECIAL PERMIT FOR (Brief description here. Details in
attached documents) Reconstruction of pre-existing non-conforming house and related site work.

(Please see attached narrative)

UNDER SUB- SECTION 3.4.5 OF THE TOWN OF BECKET ZONING BY-LAWS.

APPLICANT Ramona Mansfield CO-APPLICANT Kenneth Boudreau

OWNER _____ (If applicant is different from owner, both applicant(s) and
owner(s) must sign).

* PLEASE USE AN ADDITIONAL SHEET OF PAPER IF NECESSARY AND ATTACH IT TO THIS FORM
ALONG WITH ANY OTHER INFORMATION YOU THINK MAY BE HELPFUL IN PROCESSING YOUR
APPLICATION. (MAPS, ETC.) IT IS USUALLY ADVISABLE TO ADDRESS ANY WETLANDS OR RIVER
FRONTAGE ISSUES BEFORE FILING ANY REQUESTS BEFORE THE ZONING BOARD OF APPEALS.

TOWN CLERK, TOWN OF BECKET
23 MAR 31 AM 8:36



Steven A. Mack, P.E.*
Marc S. Volk
Marc A. LeVasseur

Exhibit B
Project Narrative

Proposed Single-Family House Replacement, Septic System Replacement and Related Site Work
177 East Shore Road
Map 211, Lot 103
Becket, MA 01223

GENERAL

The applicants, Kenneth Boudreau and Ramona Mansfield, are requesting a Special Permit from the Becket Zoning Board to reconstruct and extend an existing nonconforming single-family home and replace the failed septic system located at 177 East Shore Road.

EXISTING CONDITIONS

The site of proposed work is located at 177 East Shore Road (Becket Assessor's Map 211, Lot 103), Becket, MA, which is approximately 0.35 acres. The parcel is currently utilized as a single-family house site. There is an existing ± 800 square foot footprint house located in the northern end of the parcel, with an attached wooden deck.

The minimum front, rear, and side setbacks have been summarized on a table located on the Proposed Site Plan dated 3/31/23 issued for Permitting.

At its closest point, the existing house structure is approximately 20 feet from the delineated Bank (310 CMR 10.54) of Center Pond. There is an existing shed on site, located at the western property line. There is an existing gravel driveway connecting to East Shore Road at the southern property line. The existing driveway continues along the eastern side of the existing house to a small boat ramp at the edge of Center Pond. There is an existing wooden dock over Center Pond at the northern property line. The majority of the parcel consists of maintained lawn, with wooded areas along the western and eastern property lines.

There is an existing failed underground sewage disposal system on site, located on the southern side of the existing house building. The existing failed system is not compliant with Title V (310 CMR 15.00) requirements; therefore, the system must be replaced to serve the single-family home.

The Wetland Resource Areas present on site are Bank (310 CMR 10.54) associated with Center Pond and an intermittent stream, as well as Bordering Vegetated Wetland (310 CMR 10.55), associated with the intermittent stream. Due to the small area of the site and the multiple Wetland Resource Areas, the entire 0.35-acre parcel is located within 100' buffer zone. Further details regarding the Wetland Resource Areas present on (and adjacent to) the site and their delineated boundaries are provided in the "WETLAND RESOURCE AREAS" section below.

Soils in the area of proposed work are shown on the attached USDA Web Soil Survey Map as Peru-Marlow association, 3 to 15 percent slopes, extremely stony.

*Professionals Registered in Massachusetts and New York**

Foresight Building · 1496 West Housatonic Street · Pittsfield, MA 01201 · Tel (413) 499-1560 · Fax (413) 499-3307

Email: info@foresightland.com · website: <http://www.foresightland.com>

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According to the FEMA Flood Insurance Rate Map data available on MassGIS and cross referenced with FEMA Flood Insurance Rate Map panel 250018 0010 A, no portion of the proposed work is located within any FEMA mapped flood zone.

According to the current Natural Heritage & Endangered Species Program (NHESP) mapping taken from MassGIS, no portion of the subject parcel is located within any NHESP estimated or priority habitat designated areas.

According to MassGIS, no portion of the property is located within an Area of Critical Environmental Concern (ACEC). Erosion control devices and practices shall be implemented to protect resource areas in accordance with the proposed site plan and as evidently needed to control potential erosion on site.

PROPOSED PROJECT SCOPE

This narrative is being submitted as part of a Special Permit filed on behalf of the applicants, Kenneth Boudreau and Ramona Mansfield, for reconstruction of, extension or structural change of a nonconforming structure at 177 East Shore Road (Becket Assessor's Map 211 Lot 103), Becket, MA. The proposed work includes replacement of an existing single-family house, replacement of a failed subsurface sewage disposal system, and related site work. Additional work includes improvement of an existing gravel driveway, installation of a new private water supply well, demolition and removal of an existing shed, site grading with retaining walls, and removal of several trees on site.

The site is currently utilized as a single-family house site with existing dimensional non conformities of the rear setback, and east side-yard setback. The adjusted structure will eliminate the rear yard setback non conformity. With the revised footprint of the proposed structure, the east side yard non conformity will be reduced from 7.6' to 13.8'. The created non conformity within the west 20' side-yard setback will be 15.2'. A table summarizing existing and proposed setback distances, with minimum requirements, is included with this application.

WETLAND RESOURCE AREAS

The site work is proposed to be done using methods to protect the interests of the Wetlands Protection Act and other required zoning regulations. Sedimentation and erosion control measures are proposed between the work area and the wetland resource area, and shall be maintained according to the erosion control standards attached until the site has stabilized with permanent vegetation.

The Wetland Resource Areas present on and adjacent to the subject parcel are Bank (310 CMR 10.54) and Bordering Vegetated Wetland (BVW) (310 CMR 10.55) associated with an intermittent stream and Center Pond. The edge of Center Pond runs along the norther property line. The intermittent stream on site flows generally northwest from a Bordering Vegetated Wetland on the opposite (southern) side of East Shore Road, through a culvert under East Shore Road, then enters the subject parcel at the southeast lot corner, flows through an existing culvert under the existing driveway, then continues westward into the western abutting parcel and flows into Center Pond.

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The Wetland Resource Area delineation flagging on site consists of four separate flagging series; series "A", "B", "C", and "D".

"A" series flagging delineates the northern/eastern Bank (310 CMR 10.54) of the intermittent stream along its Mean Annual High Water line (MAHW). "A" series flagging begins with flag "A1", at the East Shore Road culvert outlet and continues northwest. Flags "A4" to "A5" mark the existing culvert conveying the intermittent stream beneath the existing driveway. Flagging continues westward and crosses the western property line between flags "A11" and "A12". Flagging continues north and terminates with flag "A22" at the Bank of Center Pond.

"B" series flagging delineates the southern/western Bank (310 CMR 10.54) of the intermittent stream along the MAHW line. "B" series flagging begins with flag "B1", at the East Shore Road culvert outlet, across stream from flag "A1" and continues northwest. Flags "B4" to "B5" mark the existing culvert conveying the intermittent stream beneath the existing driveway. Flagging continues westward and crosses the western property line at flag "B11". Flagging continues north and terminates with flag "B23" at the edge of center pond, across stream from flag "A22".

"C" series flagging delineates the Bank (310 CMR 10.54) of Center Pond, along the norther property line of the subject parcel. "C" series flagging begins with flag "C1" to the west of the western property line and continues northeast along the shoreline. Flags "C6" through "C9" mark the existing boat ramp. "C" series continues northeast and terminates with flag "C10" beyond the eastern property line.

"D" series flagging delineates the southern and eastern boundary of a Bordering Vegetated Wetland (310 CMR 10.55) associated with the intermittent stream. The "D" series BVW is located on the western abutting parcel, directly adjacent to the western property line of the subject parcel. "D" series flagging begins with flag "D1", located at flag "A19" and continues east to flag "D3". At flag "D3" flagging turns northward and continues to north to the edge of Center Pond. Flagging terminates with flag "D8" at the edge of Center Pond.

There is currently an Order of Conditions for this property, and an amended NOI is to be submitted for the next Conservation Commission Hearing. Prior to the commencement of work, construction phase erosion controls will be installed according to the attached Proposed Site Plan Set and maintained in accordance with Exhibit C of the filed order of conditions. Erosion controls will be maintained in effective condition throughout construction and until approved for removal by the Becket Conservation Commission (see Proposed Site Plan Set for further erosion control information).

The proposed work is considered a "buffer zone only" project, as no direct alteration to any Wetland Resource Area is proposed. The site work is proposed to be completed using methods to protect the interests of the Wetlands Protection Act and other required zoning regulations. Sedimentation and erosion control measures are proposed between the work area and the wetland resource areas described above and shall be maintained according to the erosion control standards attached until the site has stabilized with permanent vegetation.

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PROPOSED WORK

The purpose of the proposed work is to replace the existing single-family house structure and replace the existing failed subsurface sewage disposal system to serve the single-family home. Additional work includes improvement of the existing gravel driveway, installation of a new private water supply well, demolition and removal of the existing shed, minor site grading, and removal of several trees on site. As designed, the proposed work is a “buffer zone only” project and will not directly alter any Wetland Resource Area.

The existing gravel driveway is proposed to be improved and expanded as part of the proposed work. The replacement of the failed subsurface sewage disposal system necessitates the realignment of the gravel driveway. A crushed stone parking area is proposed to be constructed attached to the crushed stone driveway, in place of existing lawn.

The existing ±800 square foot house structure is proposed to be reconstructed and the demolished material removed from site. At its closest point, the existing house is approximately 20 feet from the delineated Bank (“C” series flagging) of Center Pond. The proposed replacement house structure will be located no closer to Center pond than the existing house structure. The new house structure will have an approximately 1,200 square foot footprint and will be set at the rear yard setback and centered between the two side yards. The slightly larger house structure necessitates the removal of an existing maple tree located in the middle of the existing lawn. The existing dock is proposed to remain in place.

The existing failed subsurface sewage disposal system is proposed to be replaced with a new 35’ long by 9’ wide pressure bed system, consisting of three (3) rows of seven (7) Arc36 low profile infiltrator units, with an associated alternative technology tank (“Jet-Bat”, “Fast”, or approved equal) and pump chamber. The replacement system is proposed to be located to the south of the proposed house in what is currently lawn and the existing shed. The existing shed is proposed to be removed and disposed of off site. Due to the small size of the subject parcel and the various site constraints, the proposed system and its associated absorption area will be located approximately five (5) feet from the “A” series intermittent stream Bank, at its closest point. Due to its proximity to Wetland Resource Areas and other site features, the proposed disposal system is required to be surrounded with an impervious 40-millimeter impervious barrier, as shown on the attached proposed site plans. The proposed system will be surrounded by a concrete block or stone wall, which will sit approximately 4 feet above existing grade, at its tallest point. This raised design is necessary to meet Title V (310 CMR 15.00) regulations for separation from ground water. The proposed subsurface sewage disposal system necessitates the removal of two (2) existing trees. The proposed work involves the removal of a total of three (3) existing trees.

A new private water supply well is proposed to be installed in the northwest corner of the parcel. The location of the proposed well was selected to meet the Title V (310 CMR 15.00) setback regulations to the proposed subsurface sewage disposal system. The proposed well will be located approximately thirteen (13) feet from Bank of Center Pond and approximately nine (9) feet from the boundary of the “D” series Bordering Vegetated Wetland.

All areas of lawn that have been disturbed by the proposed work or construction access will be loam, seeded, and straw mulched. Erosion controls will remain in place as shown on the attached

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site plan until the site of proposed work has been fully stabilized with vegetation or the Becket Conservation Commission has approved their removal. The erosion controls shown on the attached site plan will generally serve as the limit of proposed work.

Dimensional Requirements of the Becket R1 Zoning District

Requirement		Zoning District Requirement	Existing Conditions	Proposed Conditions
Minimum Lot Area		2 acres (87,120 sq. ft.)	0.306 acres	0.306 acres
Minimum Lot Frontage		200 feet	~ 50 feet	~ 50 feet
Minimum Lot Width		160 feet	50 feet	50 feet
Minimum Front Setback		40 feet	123.7 feet (> 40')	109.8 feet (> 40')
Minimum Side Setback	East	20 feet	7.6 feet	13.8 feet
	West	20 Feet	22.5	15.2
Minimum Rear Setback		20 feet	18.2 feet	20 feet
Minimum Building Height		40 feet	< 40 feet	< 40 feet

MITIGATING MEASURES

Erosion controls shall be installed as shown on the attached site plan and as evidently needed to control run off from the site from reaching the resource areas. Erosion controls shall remain in place and shall be maintained until the construction site has vegetated and stabilized. These measures represent the minimum needed to control sediment on the site and to provide a limit of work barrier. The Contractor is responsible for the implementation of additional measures, if needed, to prevent negative impact to resource areas. All disturbed areas shall be restored with loam, seed and straw mulch. All work shall be in conformance with the "Construction-Phase Measures for the Control of Sediments and the Protection of Wetlands" included in this Notice of Intent.

ZONING REQUIREMENTS

The primary applicable zoning regulations include, but are not limited to:

- 3.4.5 Nonconforming Structure-Dimensional Special Permit:

MUNICIPAL IMPACTS

Site information is provided alphabetically by topic below.

Access

There is currently a paved vehicular access to the property. A new crushed stone turnaround and parking area (3 spaces) is proposed to improve traffic and parking.

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Landscaping

Site grading is required to provide access to the dwelling. Retaining walls with max height of 4' are proposed to accomplish grade changes. House site landscaping will be minimal and existing vegetation will be retained and reestablished to the extent practical.

Lighting:

No substantial outside lighting is proposed as is shown on the architectural plans. Lighting is proposed to be attached to the house (wall-mounted), be down cast and have shielding. There will be a limited number of walkway lights at decks, and walks for safety.

Septic and Water:

The dwelling is proposed to have three bedrooms and has successful percolation tests and deep observation holes for the design of a subsurface sewage disposal system in accordance of MA state Title 5 code. A new septic system design for the addition includes pressurized bed with a JetBAT secondary treatment unit, pump chamber and low profile ARC 36 chambers. The existing house septic system is to be abandoned in place or removed as required for new construction. The new system will be designed with a 3-bedroom capacity.

The current water supply draws from Center Pond. A new private water supply well is proposed.

Stormwater Management

A HydroCAD analysis of pre & post conditions has been conducted and shows no increase in peak flows as a result of this project. See attached Stormwater worksheet for more information.

Traffic

No change in traffic will result from this project.

Utilities:

Electric and communications utilities for the dwelling, lighting, and related sitework are proposed to be from existing onsite utilities.

Vegetation:

The majority of the parcel is open with some wooded areas along the east and west sidelines. Select portions of the wooded areas are proposed to be cutback to accommodate the proposed septic area and realignment of the driveway. Other areas that are temporarily disturbed during construction will be allowed to revegetate. There is no work proposed within jurisdictional wetlands or the Buffer Zone.

SUMMARY AND CONCLUSION

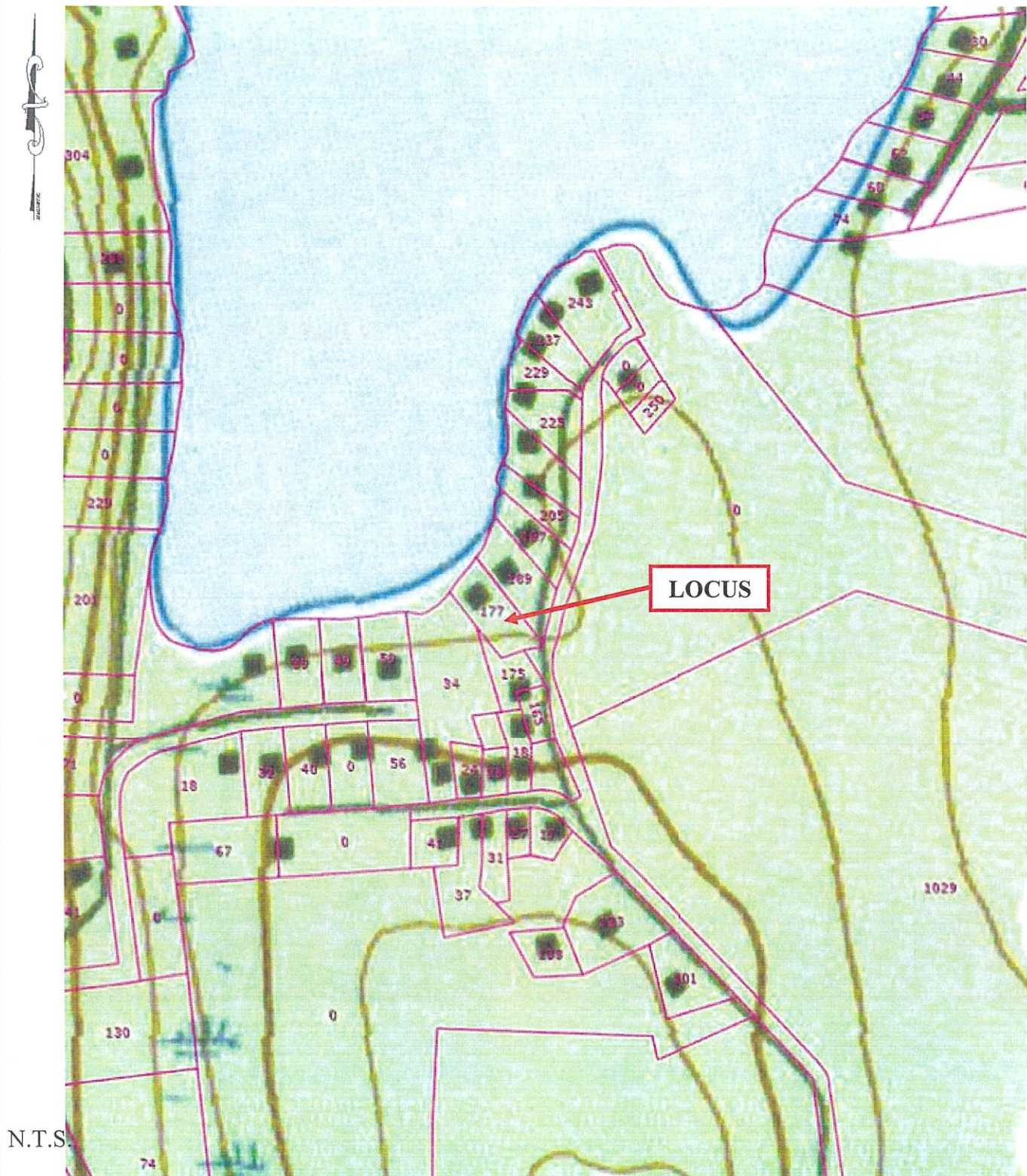
The applicant requests a Special Permit for construction, reconstruction, extension or structural change of an existing nonconforming structure on a 0.31 acre parcel from the Becket Zoning Board of Appeals.. As designed, the proposed plan decreases the nonconformities (east side yard setback) and makes nonconformities conforming (rear yard setback). The proposed work and proposed use of the subject parcel match the uses of the surrounding parcels and benefits the neighborhood with a rejuvenated living space, proposed private water supply well and proposed

March 30, 2023

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MA Title V compliant septic system. Moreover, the proposed project is in harmony with the general character of the neighborhood and the spirit of this zoning Bylaw.

UNITED STATES GEOLOGICAL SURVEY MAP



N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-1
USGS Becket QUAD, 1987 ed.
Source MASSGIS

177 East Shore Road
Becket, MA 01223

USDA WEB SOIL SURVEY MAP



N.T.S.

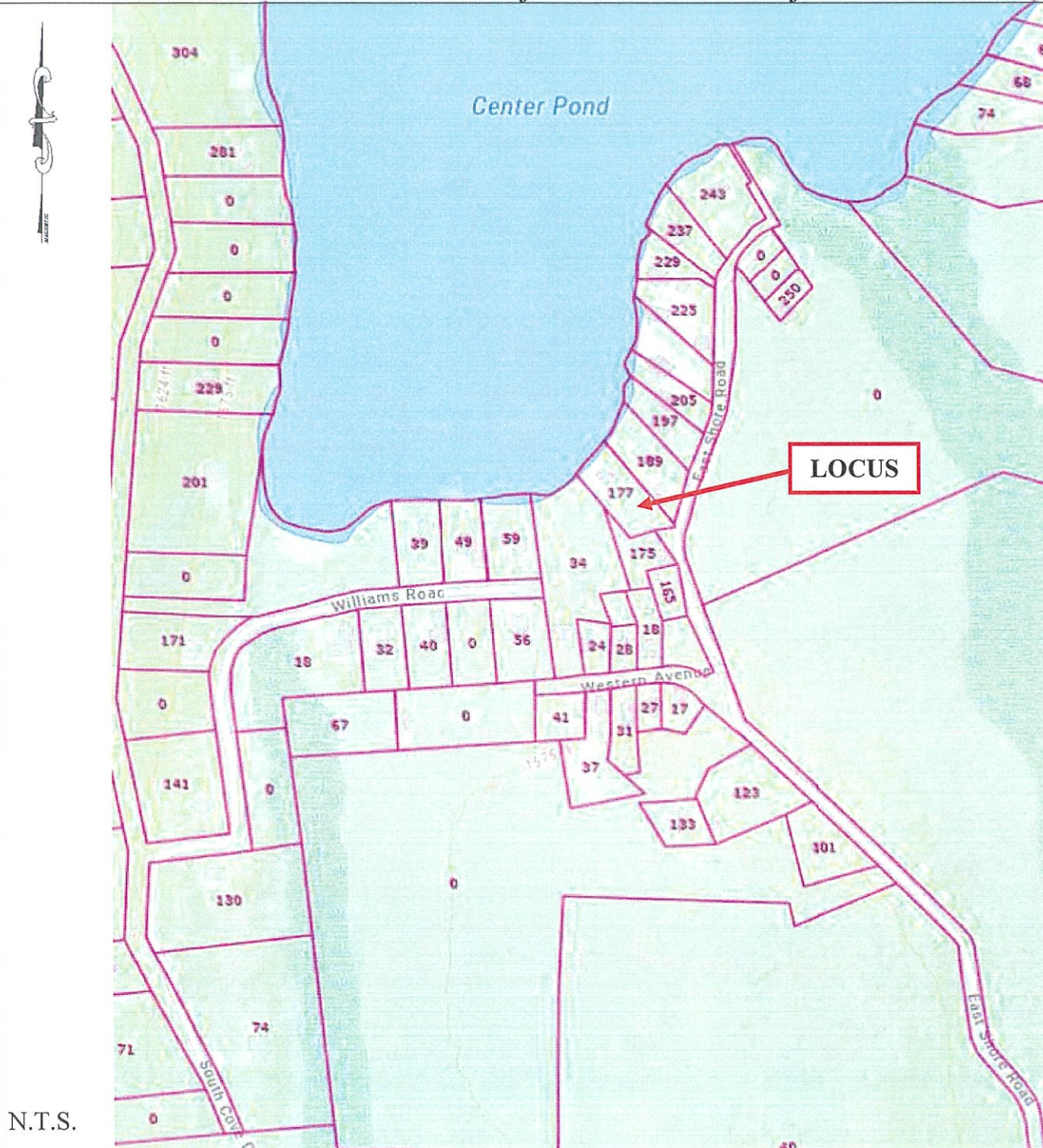
Map Unit Symbol	Map Unit Name
1	Cwater
905C	Peru-Marlow association, 3 to 15 percent slopes, extremely stony

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-2
USDA Web Soil Survey Map
177 East Shore Road
Becket, MA 01223

PRIORITY HABITATS AND ESTIMATED HABITATS Effective August 1, 2021
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with the MA Wetland Protection Act Regulations (310 CMR 10)
Produced by Natural Heritage & Endangered Species Program

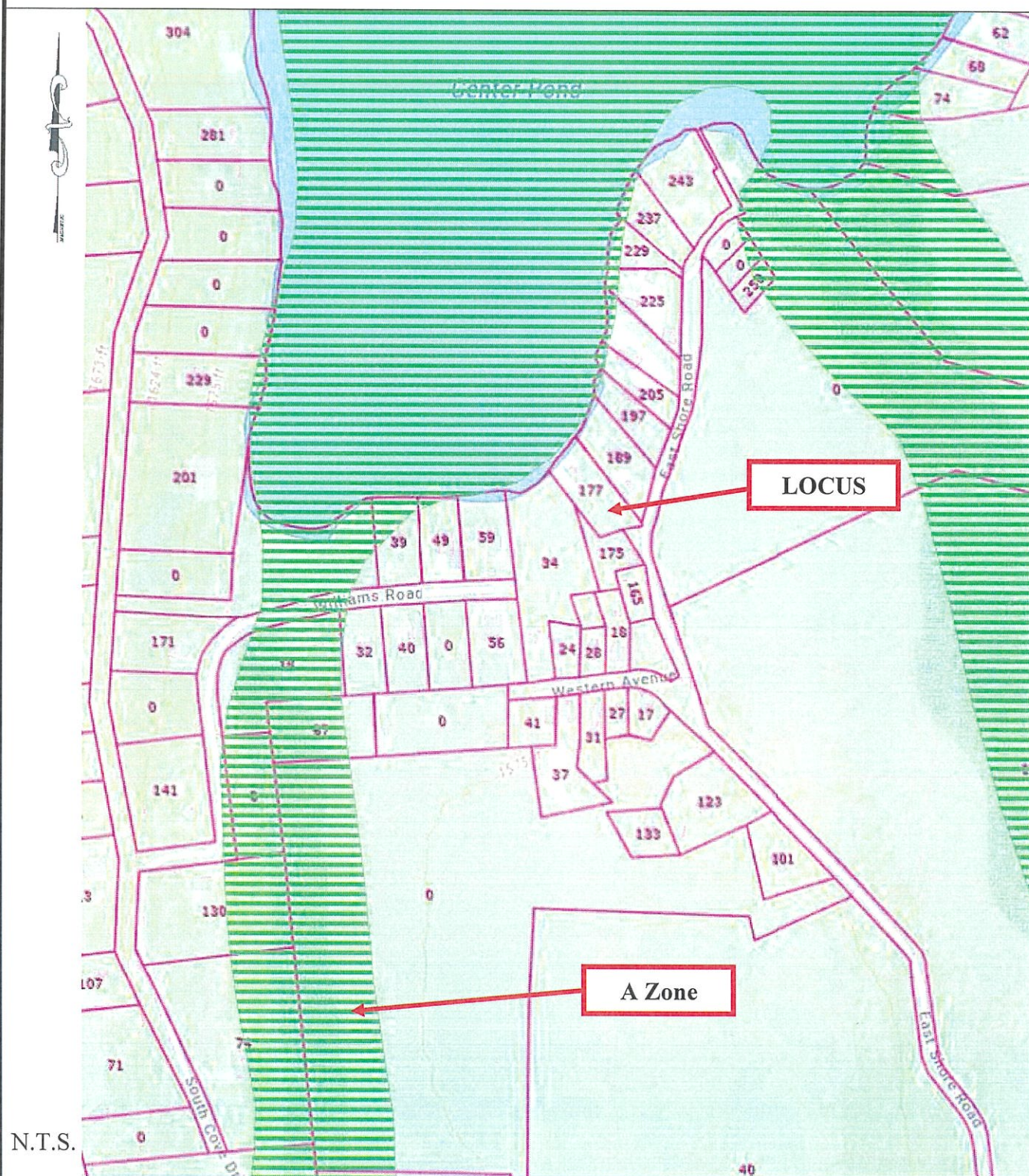
MA Division of Fisheries and Wildlife



FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

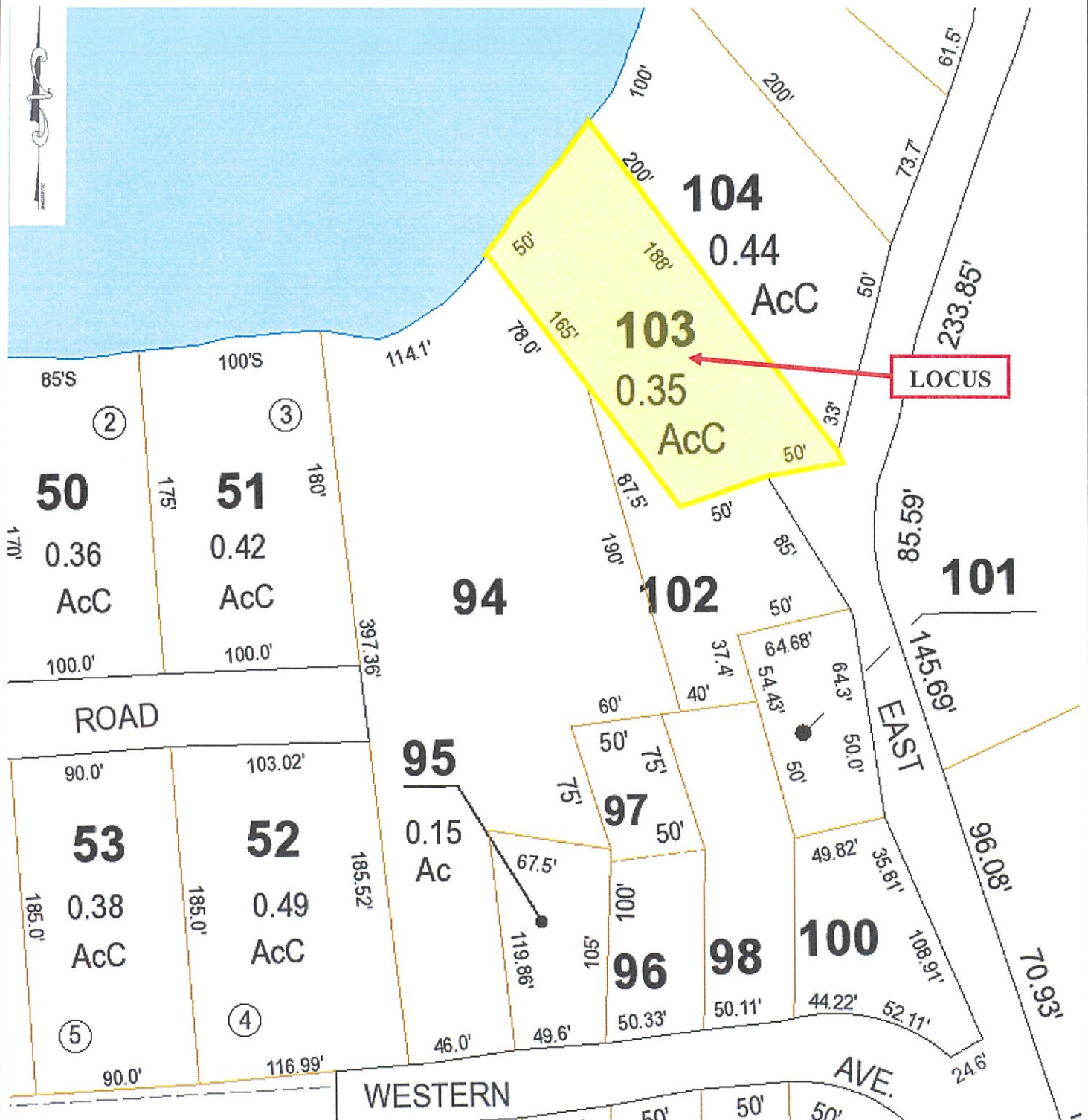
Exhibit A-3
Priority Habitat Map
USGS Becket QUAD, 1987 ed.
Source MASSGIS

177 East Shore Road
Becket, MA 01223



177 East Shore Road
Becket, MA 01223

ASSESSOR'S MAP



N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-5
Becket
Map #211, Lot #103
Source: Becket Axis GIS

177 East Shore Road
Becket, MA 01223

Property Card: 177 EAST SHORE ROAD
Town of Becket, MA



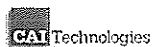
Parcel Information	
Parcel ID: 211-103 Owner: MANSFIELD RAMONA Co-Owner: BOUDREAU KENNETH D Mailing Address: 22 OX YOKE DRIVE SIMSBURY, CT 06070	Use Description: 101 Zone: R1 Land Area in Acres: 0.35
Sale History	Assessed Value
Book/Page: 6720/17 Sale Date: 20200921 Sale Price: \$180000	Land: \$147800 Buildings: \$24800 Extra Bldg Features: \$810 Total: \$172600

Building Details: Building # 1	
Model: Square Feet: 632 Appr. Year Built: 1935 No. Total Rooms: 5 No. Bedrooms: 3 No. Baths: 1 No. Half Baths: 0	Style: CM:CAMP Stories: 1 Ext Wall Desc: WS:WOOD-SHN-SHK Heating and AC: N:SPACE HEAT Roof Type: G:GABLE Roof Material: AS:ASPHALT-SHNG



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9/21/2022

Property Information - Becket, MA

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Middle Berkshire - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 9/21/2022 11:08:32 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
964699	DEED		06720/17	09/21/2020	180000.00
Property-Street Address and/or Description					
177 EAST SHORE RD					
Grantors					
HELBERG GLEN, BEGGS LAUREN, HELBERG AUGUST ROLAND EST					
Grantees					
BOUDREAU KENNETH D, MANSFIELD RAMONA					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Berkshire Middle District Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 964699
Document Type	: DEED
Recorded Date	: September 21, 2020
Recorded Time	: 09:59:43 AM
Recorded Book and Page	: 06720 / 17
Number of Pages(including cover sheet)	: 4
Receipt Number	: 158591
Recording Fee (including excise)	: \$975.80

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 09/21/2020 09:59 AM
Ctrl# 039514 07216 Doc# 00964699
Fee: \$820.80 Cons: \$180,000.00

Berkshire Middle District Registry of Deeds
Patricia M. Harris, Register
44 Bank Row
Pittsfield, MA 01201
413-443-7438
berkshiremiddledeeds.com

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Glen Helberg, of 81 Rural Lane, East Longmeadow, Massachusetts, and Lauren Beggs as Personal Representative of the Estate of August Roland Helberg, having an address of 581 Hall Hill Road, Somers, Connecticut, under Power of Sale of The Will and every other power (See Berkshire Division of the Probate and Family Court, Docket No. BE20P0618EA) for consideration paid, and in full consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00)**, grant to Ramona Mansfield and Kenneth D. Boudreau, of Simsbury, Connecticut, as Joint Tenants with the Rights of Survivorship, *with a mailing address of*
22 Ox Yoke Dr., Simsbury, Ct, 06070
with QUITCLAIM COVENANTS,

the land in Becket, Berkshire County, Massachusetts with the buildings and improvements thereon, more particularly bounded and described as follows:

See Exhibit "A" attached hereto and more particularly describing
the land and buildings known as 177 East Shore Road, Becket

As per M.G.L. c 188 s 13, the Grantors, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (I) we release all rights of Homestead in the subject realty, (II) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (III) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Being the same premises conveyed to August R. Helberg, deceased, Barbara Helberg, deceased and Glen Helberg, by deed of August R. Helberg dated December 12, 2005 and recorded in the Berkshire County Registry of Deeds in Book 3413, Page 37. See also deed dated September 21, 1962 and recorded in the Berkshire County Registry of Deeds in Book 750, Page 510.

Executed as a sealed instrument on September 4, 2020.

Witness

Witness

Glen Helberg

Lauren Beggs as Personal Representative
Of the Estate of August Roland Helberg
(See Berkshire Division of the Probate and
Family Court, Docket No. BE20P0618EA)

COMMONWEALTH OF MASSACHUSETTS

Hampden SS:

09/04/20

On this September 4, 2020, before me, the undersigned notary public, personally appeared Glen Helberg and Lauren Beggs as Personal Representative of the Estate of August Roland Helberg, proved to me through satisfactory evidence of identification, which was a picture ID containing the signatory's signature and issued by the Commonwealth of Massachusetts, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Nyles L. Courchesne, Notary Public
My commission expires: 02/14/2025

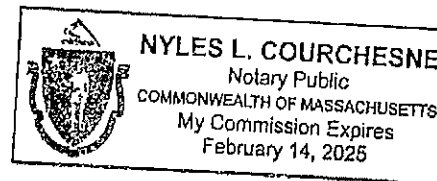


EXHIBIT A

The Land in Becket, Berkshire County, Massachusetts, bounded and described as follows, to wit:

PARCEL I: Near Becket Center Lake, bounded and described as follows: Beginning at an iron pin at corner of land of O. F. Dunham and being the southeast corner of land herein conveyed, thence one hundred eighty-eight (188) feet more or less, northerly on line of land of said Dunham to an iron pin on the shore line of Becket Center Lake; thence westerly on the shore line of said Becket Center Lake fifty (50) feet to an iron pin; thence southerly one hundred eighty-eight (188) feet, more or less, to an iron pin; thence southerly one hundred eighty-eight (188) feet, more or less, to an iron pin; thence easterly fifty (50) feet, more or less, to point of beginning.

Conveying also all our right in connection with others the right of use water from a certain spring on other land of Turner, now or formerly, and also the right to pipe water from the overflow of said spring in a pipe not larger than three-fourths inch to the land herein conveyed.

Conveying also a right of way, in connection with others, from the state highway to the land herein conveyed, said right of way to be where the present roadway is at the present time.

PARCEL II: Commencing at an iron pin set in the ground at the southwest corner of Parcel I above. Running thence westerly along the northerly line of land of one Gilbert J. Lagoy, et ux, fifty (50) feet to an iron pin.

Thence northerly one hundred sixty-five (165) feet more or less on land of G. Clellan Turner and Lena A. Turner, now or formerly, to an iron pin set in the ground at the north corner of said Parcel I above.

Thence southeasterly in a straight line along the southwesterly line of said Parcel I above, a distance of about two hundred (200) feet; to the point or place of beginning.

DRAINAGE ANALYSIS SUMMARY**MANSFIELD & BOUDREAU
177 EAST SHORE ROAD, BECKET, MA****Basis Of Study**

- 1) This storm drainage analysis is submitted for review under Section 9.3.2 Criteria of the Becket Zoning Bylaw for a Special Permit.
- 2) The stormwater management system on the project site consists of Low Impact Design to allow for sheet flow through the site.
- 3) The hydrologic conditions of the site are analyzed under both the Existing (Pre-development) Conditions and Future (Post-development) Conditions for the 2, 10, 25 and 100-year design storm analysis. Design Points are chosen where the storm drainage leaves the project limits, down gradient of the proposed development. The Design Points allow comparison of the Existing and Future Conditions. These Design Points and Drainage areas (subcatchments) are shown on the Drainage Calculations.
- 4) Contributing drainage areas and vegetative cover conditions have been delineated on the basis of available topographic maps, record plans, and general field observations. Soil types underlying the various areas of the site have been identified using the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (websoilsurvey.sc.egov.usda.gov). Hydrologic Soil Groups were then determined for each subcatchment. This data was then utilized to calculate the Runoff Curve Numbers for each subcatchment.
- 5) The Time of Concentration (T_c) of the runoff within each subcatchment is determined using TR-55 sheet flow, shallow concentrated flow, channel flow, and other conditions, based on the available topographic mapping and field observation.
- 6) Precipitation records for each design storm are taken from NOAA Atlas 14, Volume 10, Version 2, Precipitation Frequency Data Server. For project site in Lenox, the following values are listed:

2-year 24 hour storm	3.19"
10-year 24 hour storm	5.21"
25-year 24 hour storm	6.47"
100-year 24 hour storm	8.41"

- 7) Maximum flow capacities of the existing and proposed drainage structures are calculated assuming the inlet structures, piping, and discharge channels are maintained in good condition, unobstructed by sediment or debris.
- 8) Peak Rates of Runoff are calculated for the Existing and Future conditions using computerized hydrology and hydraulics programs. This study was performed utilizing "HydroCAD", v. 10.00, ©2019 HydroCAD Software Solutions LLC. This program is based on the methods promulgated by USDA Natural Resources Conservation Service (formerly known as Soil Conservation Service) in Technical Release Number 20 (TR-20) and the simplified tabular method contained in TR-55. Refer to the attached summaries.

Summary and Conclusions

The Peak Outflow at the design points analyzed will not increase as a result of the proposed project for the 2-year, 10-year, 25-year, and 100-year storm events. Refer to the following Table A, which summarize the results of the storm drainage analysis.

Table A
Summary of Storm Drainage Analysis Comparison of Peak Rates of Runoff
 24-Hour Design Storm Event (Precipitation-inches)

		<i><u>Northwest (1R) Drainage Area</u></i>			
		2yr (2.94")	10yr (4.74")	25yr (5.87")	100yr (7.61")
Pre-Development (Q)		0.25	0.55	0.75	1.06
Post-Development (Q)		0.21	0.48	0.66	0.95
Reduction (cfs)		0.04	0.07	0.09	0.11
(%)		16.0%	12.7%	12.0%	10.4%

The design and size of the facilities are based on the anticipated runoff from a 2, 10, 25, and 100-year storm event per Lenox Zoning Section 7.4 and MassDEP Stormwater Handbook. Any new development within the watershed would require stormwater controls to mitigate for peak rates of runoff.