



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](mailto:zba@townofbecket.org)

*Received \$1000  
11/14/23  
From*

## 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 36 BOOK 417E PAGE 209

STREET ADDRESS 281 S. Cove Dr.

DATE OF APPLICATION 11/10/23

APPLICANT NAME AND ADDRESS Dale Wallington & Art Feltman,  
50 Birchtree Lane, West Hartford, CT 06107

DAYTIME PHONE # 860-559-4382 EVENING # 860-670-5596

EMAIL ADDRESS 67ford596@comcast.net

NAME AND ADDRESS OF OWNER IF DIFFERENT FROM APPLICANT \_\_\_\_\_

I (WE) REQUEST A DIMENSIONAL SPECIAL PERMIT FOR (Brief description here. Details in  
attached documents) increase of grandfathers  
acre lot, subdivided in 1964, reduced sideyard setback from

10'6" to 5'10"  
UNDER SUB-SECTION 3.4.5 OF THE TOWN OF BECKET ZONING BY-LAWS.

APPLICANT [Signature] CO-APPLICANT Art Feltman adj agent to  
supp lot

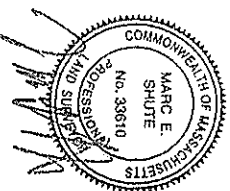
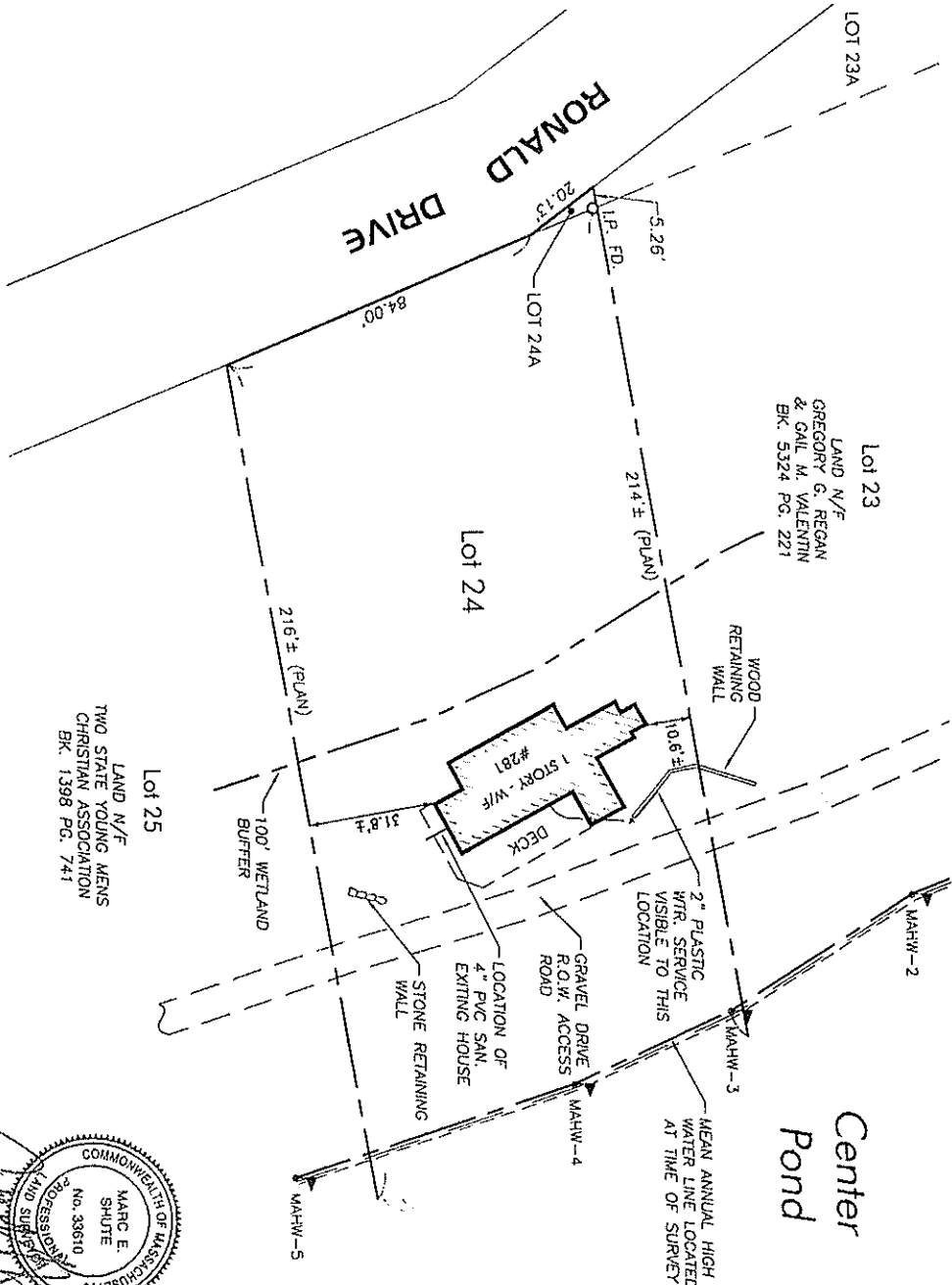
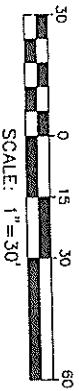
OWNER \_\_\_\_\_ (If applicant is different from owner, both applicant(s) and  
owner(s) must sign).

\* 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.

# NOTES

1. THE RECORD OWNERS OF THE SUBJECT PROPERTY ARE DALE J. WALLINGTON AND ART J. FELTMAN, SEE MIDDLE BERSHIRE DISTRICT REGISTRY OF DEEDS BOOK 1877 PAGE 935.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON THE FOLLOWING PLANS RECORDED IN THE MIDDLE BERSHIRE DISTRICT REGISTRY OF DEEDS:
  - PLAN BK. 417E PG. 209
  - PLAN BK. 417E PG. 234
  - PLAN BK. 417E PG. 234A
3. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
4. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS DERIVED FROM AN ON-GROUND SURVEY BY R. LEVESQUE ASSOCIATES INC. FIELD WORK WAS PERFORMED BETWEEN SEPTEMBER 19 AND OCTOBER 24, 2023.

ZONING REVIEW		
TYPE (MINIMUM)	REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRES	0.44 ACRES ±
MINIMUM LOT FRONTAGE	200'	104.13'
MINIMUM LOT WIDTH	160'	100'
MINIMUM FRONT SETBACK	40'	111.8'
MINIMUM SIDE SETBACK	20'	10.6'
MINIMUM REAR SETBACK	20'	57' ±
MAXIMUM BUILDING HEIGHT	40 FT.	1 STORY

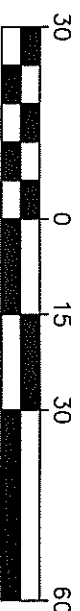


<b>REVISION:</b> A. Underground utility services added DATE: 10-25-23			<b>R. LEVESQUE ASSOCIATES, INC.</b> Landscape Architects · Civil Engineers · Land Surveyors · Environmental Consultants 40 School Street · P.O. Box 640 · Westfield, MA 01085 PH: 413.568.0985 FAX: 413.568.0986 rland.com	<b>Plot Plan</b> 281 South Cove Drive · Becket, Mass. FOR Mr. Art Felتمان	<b>DRAWING#</b> <b>PP-1</b>
SCALE: 1" = 30' DATE: 10-16-2023 JOB NO.: 230626					

## NOTES

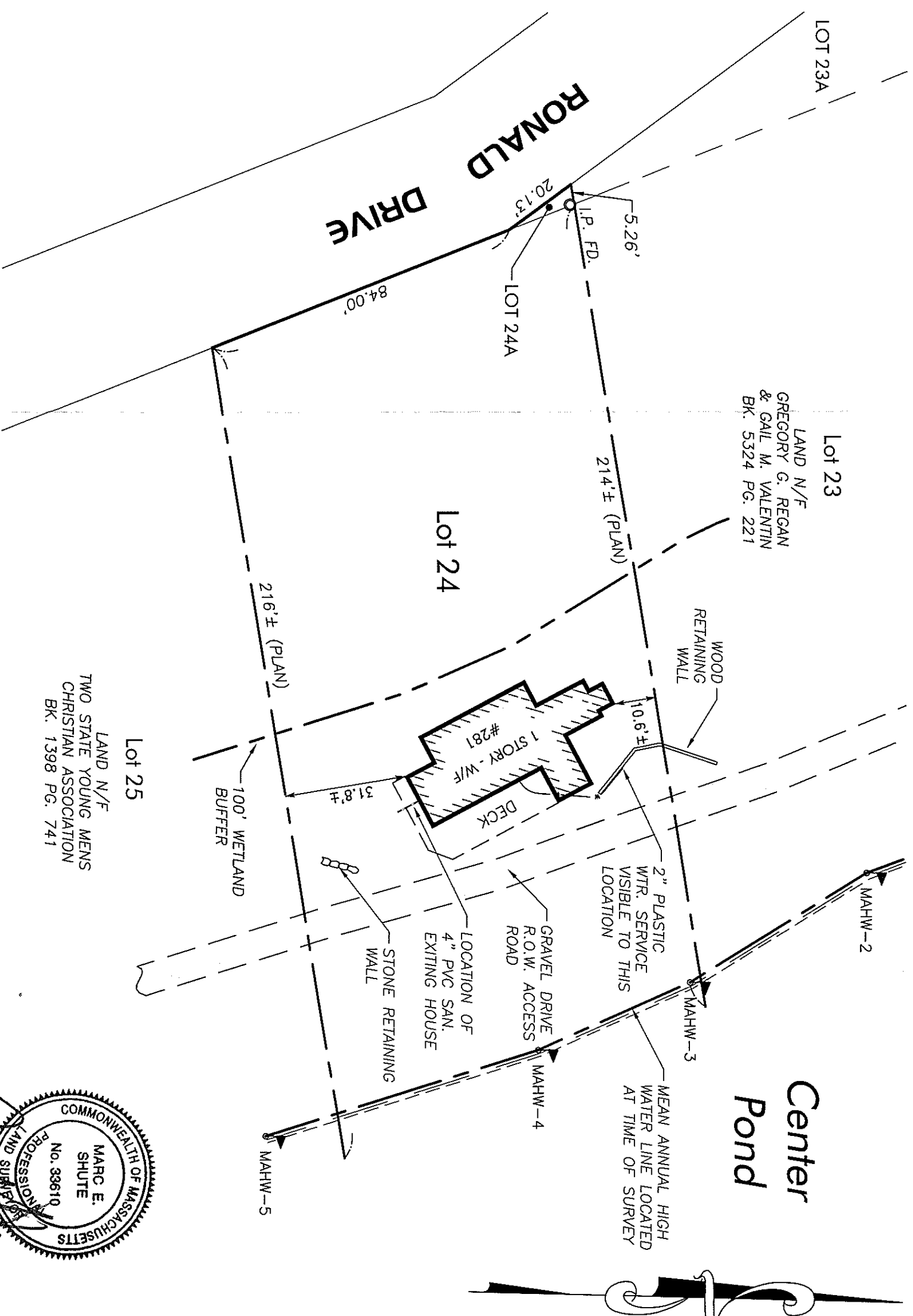
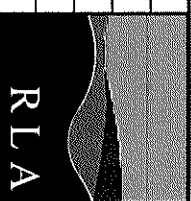
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4. THE EXISTING CONDITIONS INFORMATION SHOWN SHOWN HEREON IS DERIVED FROM AN ON-GROUND SURVEY BY R LEVESQUE ASSOCIATES INC. FIELD WORK WAS PERFORMED BETWEEN SEPTEMBER 15 AND OCTOBER 24, 2023.

ZONING REVIEW		
TYPE (MINIMUM)	REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRES	0.44 ACRES±
MINIMUM LOT FRONTAGE	200'	104.13'
MINIMUM LOT WIDTH	160'	100'
MINIMUM FRONT SETBACK	40'	111.8'
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MAXIMUM BUILDING HEIGHT	40 FT.	1 STORY



SCALE: 1"=30'

<b>REVISION:</b>	<b>DATE:</b>
A. Underground utility services added	10-25-23
<b>SCALE:</b> 1" = 30'	<b>DATE:</b> 10-16-2023
	<b>JOB NO.:</b> 230826

**REVESQUE ASSOCIATES, INC**

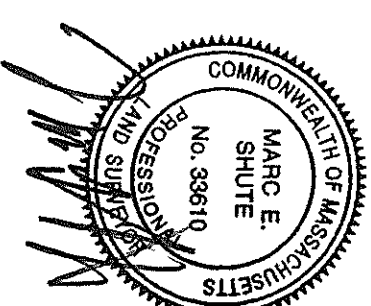
Landscape Architects · Civil Engineers · Land Surveys · Environmental Consultants

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40 School Street · P.O. Box 640 · Westfield, MA 01086  
ph: 413.568.0985 fax: 413.568.0986 nlandand.com

## Plot Plan

**281 South Cove Drive - Becket, Mass.**  
**FOR**  
**Mr. Art Feltman**



## DRAWING#

**P.P.-I**

# Addition to:

281 South Cove Drive  
Becket, Massachusetts 01223  
July 5, 2023

## DRAWING LIST

- 1.1 SITE PLAN
- 1.1 DETAIL AND ELECTRICAL PLANS
- 1.2 FLOOR PLAN AND DETAILS
- 1.3 FINISHES
- 1.4 EXTERIOR ELEVATIONS
- 1.5 BUILDING SECTIONS AND WALL SECTIONS
- 1.6 DOOR SCHEDULE WINDOW SCHEDULE & WALL TYPES
- 1.7 CREATIONS
- 1.8 SPECIFICATIONS

## 2023 SUMMARY

APPLICABLE CODES  
Massachusetts State Building Code 9th Edition  
2015 International Existing Building Code  
2015 International Plumbing Code  
2018 International Energy Conservation Code

## SCOPE OF WORK

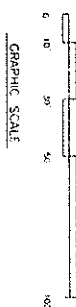
The scope of work consists of approximately 165 sq addition to the north side encompassing master bedroom bath, and walk-in closet.

## Use Group R-3 Residential (Single-Family Residential occupancy)

Type of Construction 5B Unprotected  
Height Limitations 40 Ft. Max. Proposed 1 story 19'-0"  
Area Limitations Unlimited Existing 1,116 sq. Proposed 1,280 sq.  
Interior finish of walls and ceilings Class A, E, or C 21-5.2  
Smoke detectors are required As per section R-314.2.2 of IRC 2021

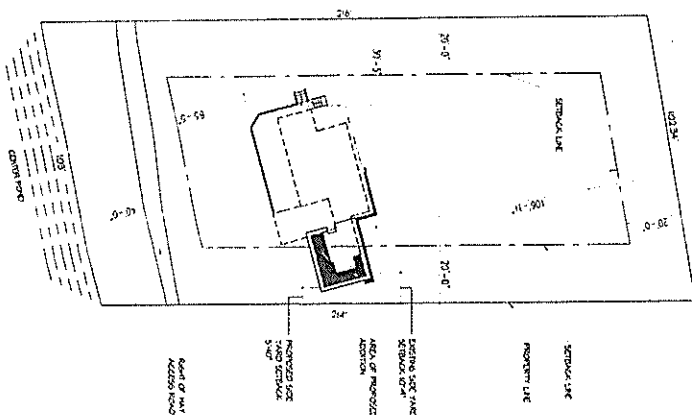
ZONING TABLE			
EXISTING ZONE	PROPOSED	PROPOSED	PROPOSED
REAR LOT AREA	3 ACRES	3 ACRES	3 ACRES
REAR LOT FRONTAGE	120 FT.	120 FT.	120 FT.
REAR LOT DEPTH	40 FT.	40 FT.	40 FT.
REAR LOT AREA	20 FT.	20 FT.	20 FT.
REAR LOT AREA	20 FT.	20 FT.	20 FT.
REAR LOT AREA	20 FT.	20 FT.	20 FT.

NOTE:  
DRAWING DATA TAKEN FROM SITE PLAN SHEET.  
EXISTING LOT AREA 3.0 ACRES. PROPOSED LOT AREA 3.0 ACRES.  
EXISTING LOT FRONTAGE 120 FT. PROPOSED LOT FRONTAGE 120 FT.  
EXISTING LOT DEPTH 40 FT. PROPOSED LOT DEPTH 40 FT.  
EXISTING LOT AREA 20 FT. PROPOSED LOT AREA 20 FT.  
EXISTING LOT AREA 20 FT. PROPOSED LOT AREA 20 FT.  
EXISTING LOT AREA 20 FT. PROPOSED LOT AREA 20 FT.



NORTH

1 SITE PLAN  
SCALE 1" = 25'-0"

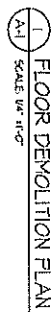


Valerio Giadone R.A.

100 Southern Drive, Middlesex CT 06457 email: ggiadone@comcast.net Tel: (860) 372-0134



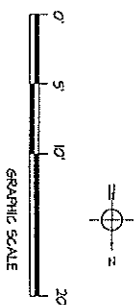
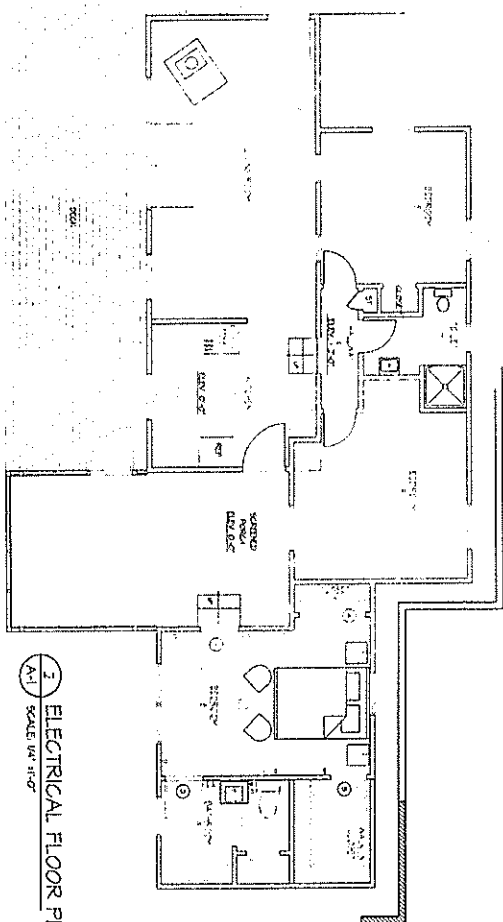
Addition and Modifications to:  
281 South Cove Drive  
Becket, Massachusetts 01223  
07-05-23  
1.1 SITE PLAN

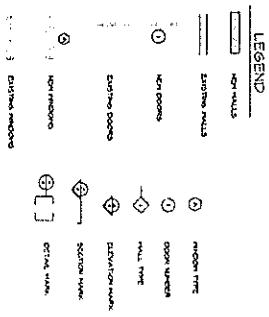


- ### ELECTRICAL LEGEND

- CAUTION**

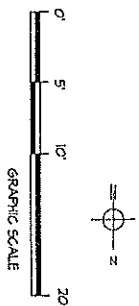
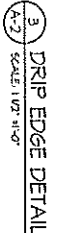
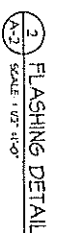
- ## 2 ELECTRICAL FLOOR PLAN





A-2 SCALE: 1/4" = 1'-0"

1. **QUESTION 1: DATA MINING METHODS**
2. **QUESTION 2: DATA PREPROCESSING**
3. **QUESTION 3: DATA ANALYSIS**
4. **QUESTION 4: DATA EVALUATION**
5. **QUESTION 5: DATA VISUALIZATION**
6. **QUESTION 6: DATA SECURITY**
7. **QUESTION 7: DATA ARCHITECTURE**
8. **QUESTION 8: DATA GOVERNANCE**
9. **QUESTION 9: DATA LITERACY**
10. **QUESTION 10: DATA ETHICS**



TCI TEL TC1Q13/CS/V03/L032 Town of Becket DATE: 09/01/23  
R TERMINAL NO: 000 Account Balance Summary TIME: 12:08:35  
Owner: WALLINGTON DALE J Bank :  
Id: 298 211.0-0036-0000C  
Loc: 281 SOUTH COVE DRIVE  
Acct#:

110  
330

\*\*\* No Open Balances in Year/Sequence Range Entered \*\*\*  
\*\*\* PRESS ANY KEY \*\*\*

## QUITCLAIM DEED

KNOW YE, THAT C. ANDREW BUCK and VICTOR CASSELLA, as Trustees of THE EDITH B. BUCK REVOCABLE TRUST INDENTURE, dated June 3, 1998, with a mailing address of 17 Seaview Avenue, Branford, CT 06405 (together the "Releasors"), for SEVENTY-FOUR THOUSAND FIVE HUNDRED DOLLARS (\$74,500.00) consideration, do by these presents remise, release and forever quitclaim unto DALE J. WALLINGTON and ART J. FELTMAN, with a mailing address of 596 Broadview Terrace, Hartford, CT 06106-4008 (together the "Releasees"), said Trust being recorded in Book 1616, Page 965 on August 10, 1998 in Middle District, and unto the survivor of them, and to such survivor's heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasors have or ought to have in or to a certain parcel of land located in the Town of Becket, County of Berkshire, Commonwealth of Massachusetts, and more particularly bounded and described on Schedule "A" attached hereto and made a part hereof (herein designated the "Premises").

TO HAVE AND TO HOLD the premises hereby remised, released and quitclaimed with all of the appurtenances unto the said Releasees and to the Releasees' heirs, successors and assigns forever, so that neither the Releasors, nor the Releasors' heirs, successors or assigns, nor any other person claiming under or through them, shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasors and they are by these presents forever barred and excluded. Said Releasors release to said Releasees all rights of tenancy by the curtesy, dower and homestead and other interests therein.

IN WITNESS WHEREOF, the Releasors have signed this deed this 11<sup>th</sup> day of July, 1999.

Signed, Sealed and Delivered  
in the presence of or attested by:

THE EDITH B. BUCK REVOCABLE  
TRUST

By: \_\_\_\_\_

C. ANDREW BUCK, as Trustee

*C. Andrew Buck*  
*Marilyn B. Cassella*  
*Michael L. St. Louis*



Michele St. Louis  
MICHELE ST. LOUIS

By: [Signature]  
VICTOR CASSELLA, as Trustee

Mavis Linnegan  
Mavis Linnegan

STATE OF CONNECTICUT )  
 ) ss: New Haven July 14, 1999  
COUNTY OF New Haven )

On this 14<sup>th</sup> day of July, 1999, before me, the undersigned officer, personally appeared C. ANDREW BUCK, Trustee of THE EDITH B. BUCK REVOCABLE TRUST INDENTURE (the "Trust"), dated June 3, 1998, known to me (or satisfactorily proven) to be the Trustee of the Trust whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

**MICHELE ST. LOUIS**  
Notary Public, State of Connecticut  
My Commission Expires: July 31, 2003

[Signature]  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

STATE OF CONNECTICUT )  
 ) ss: New Haven July 14, 1999  
COUNTY OF New Haven )

On this 14<sup>th</sup> day of July, 1999, before me, the undersigned officer, personally appeared VICTOR CASSELLA, Trustee of THE EDITH B. BUCK REVOCABLE TRUST INDENTURE (the "Trust"), dated June 3, 1998, known to me (or satisfactorily proven) to be the Trustee of the Trust whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

**MICHELE ST. LOUIS**  
Notary Public, State of Connecticut  
My Commission Expires: July 31, 2003

[Signature]  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

## SCHEDULE A

Lot No. 24 as shown on a Plan entitled "South Cove, Subdivision Plan No. 2, prepared for Howard C. Smith, Becket, Massachusetts, Scale 1" = 100', December 23, 1964, Robert B. Deloye, Engineer, Pittsfield, Mass." which plan is recorded in the Berkshire Middle District Registry of Deeds, Book 417E, Page 209.

Together with a right of way to be used in common with Howard C. Smith and Evelyn S. Smith, their heirs and assigns, over the ways as shown on said Plan, and also on Subdivision Plan No. 1 dated October 6, 1964 recorded in said Registry in Book 417E, Page 208A, and also on Subdivision Plan No. 3 dated February 8, 1965, recorded in said Registry in Book 417E, Page 209A, and together also with a right of way over an existing roadway to be used in common with Howard C. Smith and Evelyn S. Smith, their heirs and assigns, over other land of Howard C. Smith and Evelyn S. Smith, their heirs and assigns, which way provides an access way to the Y.M.C.A. Road.

Together with the right and privilege to use in common with Howard C. Smith and Evelyn S. Smith, their heirs and assigns, the area designated as common beach on said plan. This right and privilege includes the right to draw water from the well at the beach, but does not permit the piping of water from said well.

Together with a right of way to be used in common with others, for all the usual purposes of a way, over the Right Of Way Access Road, ten (10) feet in width and located approximately as shown on Plan No. 2 above referred to, which right of way extends in a northerly direction from the forty (40) foot proposed way as shown on said Plan No. 1, to the southerly line of Lot 21 as shown on said Plan No. 2.

Said Lot No. 24 is subject to the rights of others to use said Right of Way Access Road as shown on said Plan No. 2.

Subject to easements to the New England Telephone and Telegraph Company and the Western Massachusetts Electric Company recorded with said Registry of Deeds in Book 795, Page 419&c., and in Book 803, Page 332.

Being the premises conveyed to the Releasor herein, by Quit Claim Deed of Edith B. Buck dated June 3, 1998 and recorded in said Registry of Deeds in Book 1616, Page 104.

This conveyance is made subject to the following restrictions:

1. That no building shall be erected on said premises any portion of which shall be within ten (10) feet of the side line of any adjoining lot owner, and within twenty-five (25) feet of the front line and twelve (12) feet of the rear line thereof.
2. No building shall be erected on said premises except a one family dwelling house and private garage. The building and/or lot or any part thereof shall be used for private residential purposes only. A single family private dwelling shall not be allowed, permitted, constructed or erected on a part lot.
3. No shacks, tents, trailers, or any unsightly building shall be built, constructed, maintained or placed on a lot.

4. All lots with buildings located thereon shall be kept in a sanitary condition: - all garbage and refuse shall be immediately taken or carried away; dumping of garbage or refuse on other lands or in the lake is prohibited.

5. All private single dwelling houses must have complete sanitary plumbing with toilet facilities, and all sewage or waste water must be disposed of by septic tank; all outside toilets or cesspools are prohibited. Location, installation and specifications of septic tanks must be approved by Howard C. Smith and Evelyn S. Smith, their heirs and assigns.

6. No poultry, cattle or any livestock whatsoever shall be kept, bred, or raised upon the lot or within any building erected thereon or any part thereof, and not more than two domestic animals may be kept or maintained thereon.

7. No boat house, garage or any structure shall be erected upon any lot unless there is first erected a private residential dwelling.

8. Said premises shall not be used for any commercial, manufacturing, camp, school, trade, professional purpose of any kind, unless premises are specifically so designated by Howard C. Smith and Evelyn S. Smith, their heirs and assigns.

9. The lot or any building erected thereon or any part thereof, shall nor be used or occupied for the distillation or brewing, manufacturing, bottling or sale of any malt, vinous, spirituous or intoxicating liquors of any kind.

10. The lot or any building erected thereon, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for the carrying on of any trade, business, school, profession or camp.

11. Howard C. Smith and Evelyn S. Smith, their heirs and assigns, shall not be responsible or liable for any injuries to persons or property resulting from the use of the waters, beaches or lands of Howard C. Smith and Evelyn S. Smith, their heirs and assigns, by the Releasees, their heirs and assigns, their beneficiaries, guests, and visitors; and the Releasees, their heirs and assigns, beneficiaries, guests and visitors agree to same by acceptance of this contract.

12. All plans, specifications and construction for all buildings must be approved by developer, Howard C. Smith and Evelyn S. Smith, their heirs and assigns, and complete plans and specifications must be submitted for approval before construction.

13. All property owners have the privilege of using in common with other owners the area designated as Common Beach. This includes the drawing of water from well at beach, but does not permit the piping of water from said well.

14. All uses of the common beach must be within the regulations set forth by Howard C. Smith and Evelyn S. Smith, their heirs and assigns.