
SITE PLAN REVIEW APPLICATION
Alford Zoning Sec. 10.4.1c.
Proposed Construction of Single Family House over 4000SF
& Related Site Work

Property Location:

*Map 402 Lot 16
Green River Road
Alford, MA 01230*

Applicant/Owner:

*Laura Bailyn and Nicholas Diamand
123 Green River Road
Alford, MA 01230*

Representative:

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

January 2021

FORESIGHT
LAND SERVICES



ENGINEERING · SURVEYING · PLANNING · ENVIRONMENTAL SERVICES

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Submitted to the Alford Planning Board
for Proposed Single Family House
Map 402 Lot 16
Green River Road
Alford MA*

Application for Site Review Approval

- **Summary of Zoning Site Data**

Locus Maps

- A-1 USGS Location Map Great Barrington Quad, Source: MassGIS
- A-2 USDA Web Soil Survey
- A-3 Priority Habitats and Estimated Habitat Effective October 8, 2008 Egremont Quad
Priority Habitats for use with MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with MA Wetlands Protection Act Regulations (310 CMR 10)
- A-4 National Flood Insurance Program
- A-5 Alford Assessors Map #402, Lot 16

- 100foot Abutters List Report- Alford MA
- Property Card: 0 Green River Road
- Paul Bailyn – Letter to Planning Board 1-12-2021
- Survey of Land Plan- Prepared for Sheldon E. and Christina Fink, August 1967
- Architect Plans

Plans

Site Plans -Foresight Land Services, Inc.

SP-1 House Site 01/12/2021

SP-2 Driveway 01/12/2021

**TOWN OF ALFORD
PLANNING BOARD**

Site Plan Review Application

1. **Name of Applicant/Principal Contact for Project** Laura Bailyn & Nicholas Diamand
Mailing Address: 123 Green River Road Alford, MA 01230
E-Mail Address: laurabailyn@gmail.com Phone No. 917-385-6425

2. **Property Owner(s)** (If different from above. All individuals/entities listed on deed must be included. Please attach additional sheets if necessary).
Name: Dean Forsman Phone No. _____
Mailing Address: P.O. Box 346 South Egremont, MA 01258
E-Mail Address: dforsman@denovanmotorcar.com

3. **Name of Registered Land Surveyor/Engineer/Architect** (all if any)
Phone No. 413-499-1560
Mailing Address: Foresight Land Services 1496 W. Housatonic Street Pittsfield, MA 01201
E-Mail Address: mvolk@foresightland.com

4. **Parcel ID: Street Address:** Green River Road
Map: 402 **Lot/Parcel No.** 16 **Zoning/Overlay District(s)** _____

5. **Deed Reference:** Book: 1051 Page: 243

6. **Plan Reference:** Book: Map File 78 Page: D78

7. **Gross Floor Area** of proposed construction: 5450SF

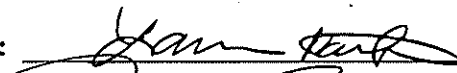
8. **List All applicable Zoning By-Law Sections under which Site Plan Review is Sought:** House over 4000SF 10.4.1 c.


9. **Summarize the proposed work for which Site Plan Review is sought:**
Develop Single Family House Site, Driveway, Septic System & Well
House over 4000SF Proposed Structure GSF is 5450SF. Ground floor 2300SF
Second Floor 2300SF+Garage 450SF +Basement 400SF

10. **List any other Town, State or Federal Permits Required:** _____
Wetlands Protection Act -Request for Determination, Septic System &
Well Permits _____

11. **Attach Required Documents:** Please attach all documents specified in the Alford Zoning By-Law, §10.4.5. The Planning Board also requests that a copy of the Application site plan (and other materials submitted with the Application, if feasible) be submitted in electronic form, by email to _____. Please note that failure to include all required documents, or a written request for deviation from such requirements, may result in rejection of this application until the required information is filed with the Planning Board.

I hereby certify that the information contained in this application is true and complete:

Applicant's Signature:  Date: 1/12/21

Owner's/s' Signature:  Date: 1/12/21

This Application shall be submitted to the Planning Board at a regularly-scheduled meeting thereof.

SUMMARY OF ZONING SITE DATA
For Site Plan Review house over 4000 SF –section 10.4.1c
and Special Permit for Driveway Length – section 7.5.3
January 2021

Project Name: Laura Bailyn and Nicholas Diamand **FLS Project No.** E2861

Location: Green River Road Tax Map 402 Lot 16

Proposed Use Single Family Home

Land Space Requirements	Required	Provided
Lot Area	2 Acres	31 Acres (Per Plan)
Frontage	250 Feet	150.83
Front Setback	65 Feet	1270 Feet ±
Side Setback	25 Feet	(S)290 Feet & (N) 335 Feet±
Rear Setback	25 Feet	725 Feet ±
Building Height	35 Feet	28 Feet ± (two story)
Building Coverage	4000 SF gross w/o SPR	5450 SF gross (2750 SF foot print - first floor and garage), requested SPR

The parcel is recorded at the Berkshire Southern Registry of Deeds as a portion of Book 1051 Page 243

House

The house is proposed as a contemporary design and is located approximately 1270 feet west (front set back) of Green River Road. The house siding is proposed to be wood and have a natural wood color. The existing topography of the land will totally shield the house from view from the frontage at Green River Road. The house is proposed to have a first floor area of 2750 square feet (SF) including the 450SF garage space and second floor area of 2300SF equaling 5450 SF total living space. There is also a 2200 SF basement proposed with 400 SF of exercise room that is included (400 SF) in GSF calculation. The closest abutting house is approximately 405 feet through woods to the north at 56 Boulder Road.

Septic and Water:

The property is proposed to have four bedrooms and has successful percolation tests and deep observation hole for design of a subsurface sewage disposal system in accordance of MA state Title 5 code. A septic system design proposes trenches with septic tank and D Box. Water is proposed from a proposed onsite well.

Driveway:

There is an existing gravel driveway with the first 400 feet over abutting property on a granted easement. The existing drive is in good condition and is proposed to be used for the house access with modifications. The existing drive access off of Green River Road is within 20 of the north abutting lot property line. The north abutting parcel 123 Green River Road is owned by

Paul Bailyn the applicant's family and is currently occupied by the applicants. The driveway is proposed to be greater than 500 feet long and a Special Permit under 7.5.3 request a proposed length of 1450 feet from Green River Road to the garage. The driveway is proposed to be a 13 foot wide compacted gravel from Green River Road to the house site. There are three locations along drive that are proposed to be widened to provide passing areas and staging areas for emergency vehicles. The house site is proposed to have a garage for two cars and a circular turn around. The driveway is proposed to be no more than 12% grade and have a grade of approximately 4% for the first 20 feet off Green River Road. The drive is proposed to approximately match existing surrounding grades.

Utilities:

Electric and communications utilities are proposed to be from 56 Boulder Road, the abutting property to the north and to be buried to the house site.

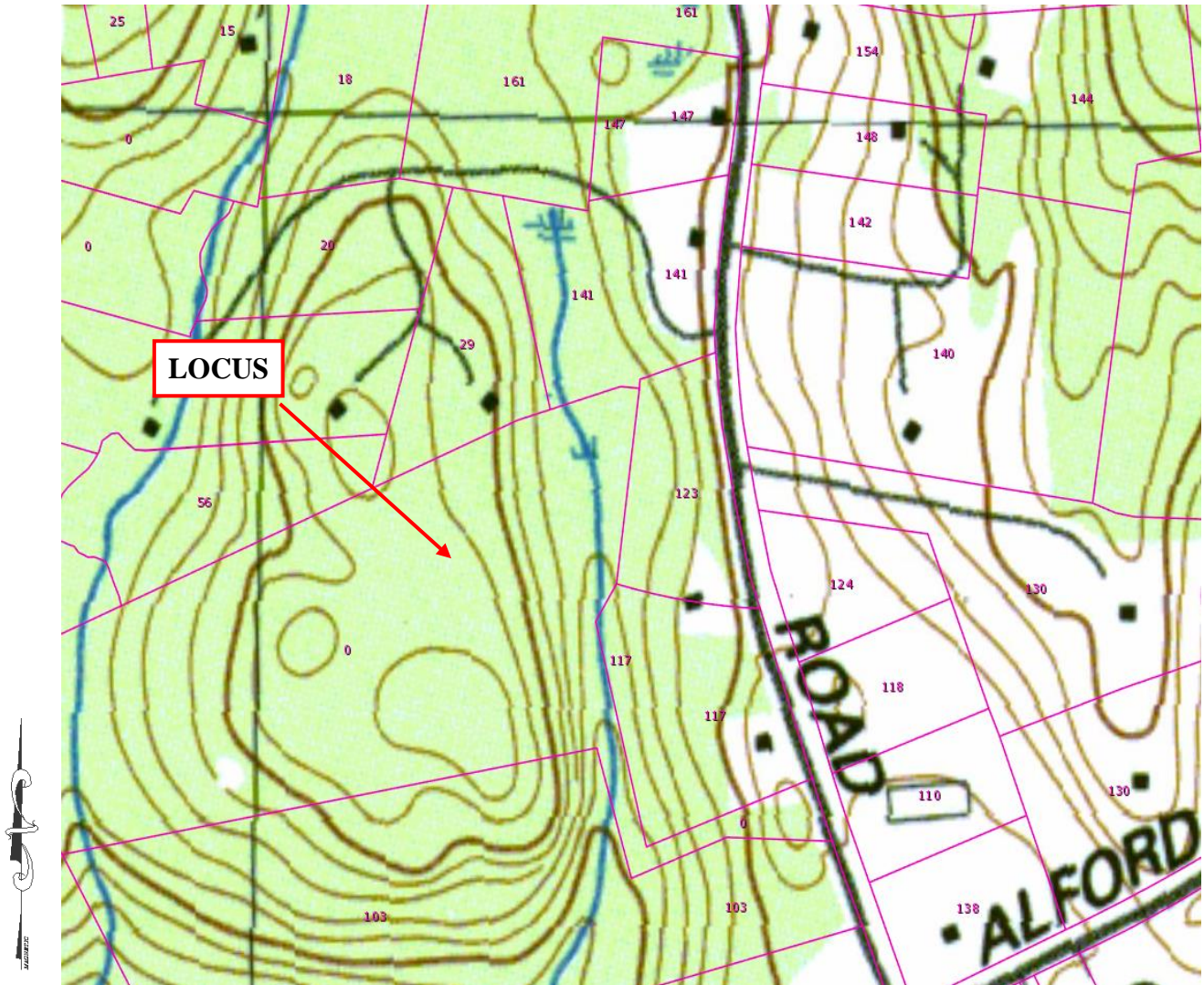
Lighting:

No substantial outside lighting is proposed. Lighting is proposed to be attached to the house. Be down cast and have shielding.

Vegetation:

The majority of the parcel is wooded with some open meadow at the proposed house site. Most all the wooded area is proposed to remain with development proposed for the existing meadow areas. There is also woods occupying the western quarter of the lot. The proposal is to have the house placed in the western end of the meadow area of the lot. There are no proposed plantings at this time and the majority of the existing vegetation is proposed to remain.

UNITED STATES GEOLOGICAL SURVEY MAP

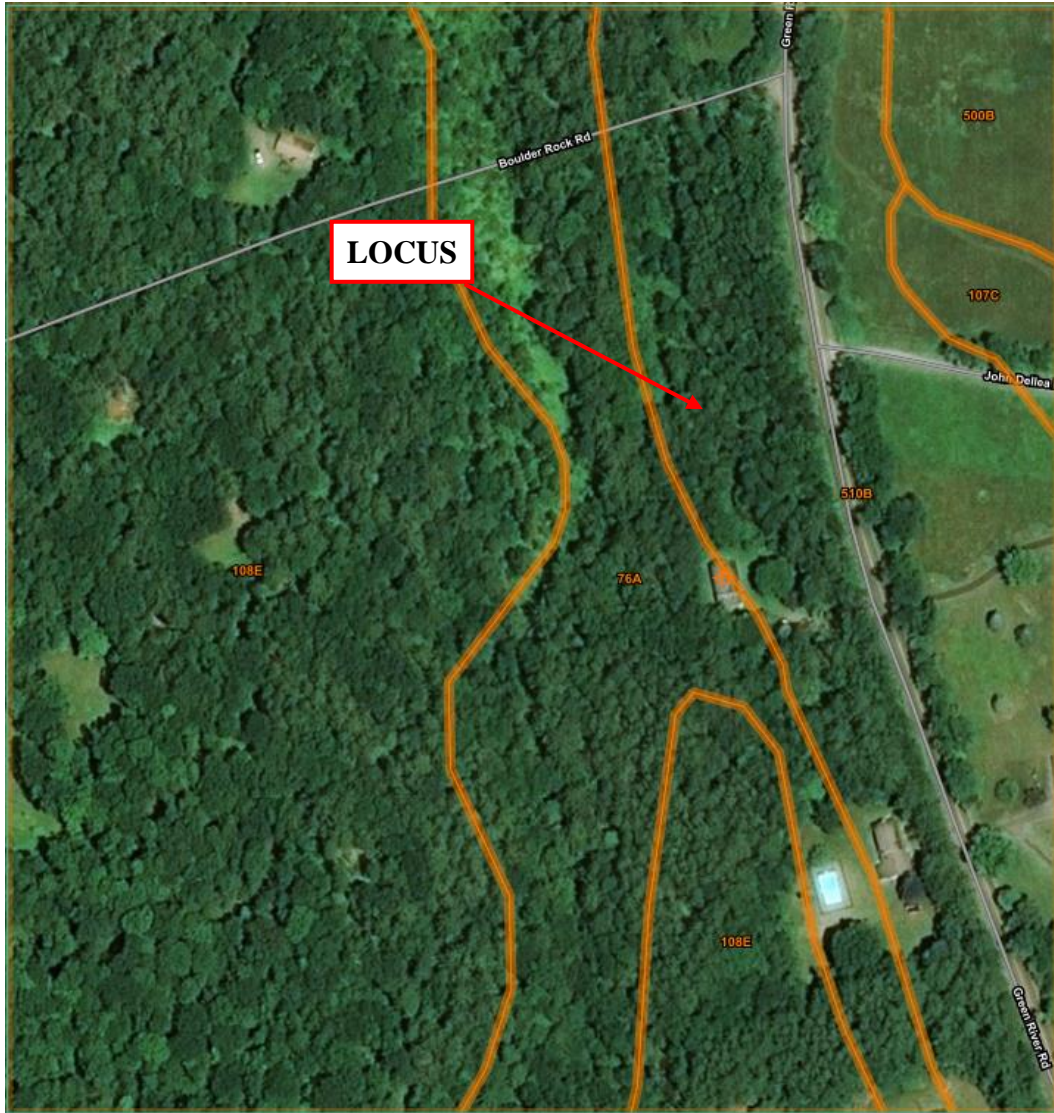


N.T.S.

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

Exhibit A-1
USGS Egremont QUAD, 1997 ed.
Source MASSGIS
Laura Bailyn & Nicholas Diamand
Green River Road
Alford, MA

USDA WED SOIL SURVEY MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
76A	Kendaia silt loam, 0 to 3 percent slopes	9.1	18.8%
272B	Hoosic gravelly fine sandy loam, 3 to 8 percent slopes	8.4	38.7%
500B	Amenia silt loam, 3 to 8 percent slopes	0.1	0.5%
515C	Stockbridge gravelly silt loam, 8 to 15 percent slopes	1.3	5.8%
515D	Stockbridge gravelly silt loam, 15 to 25 percent slopes	0.9	3.9%

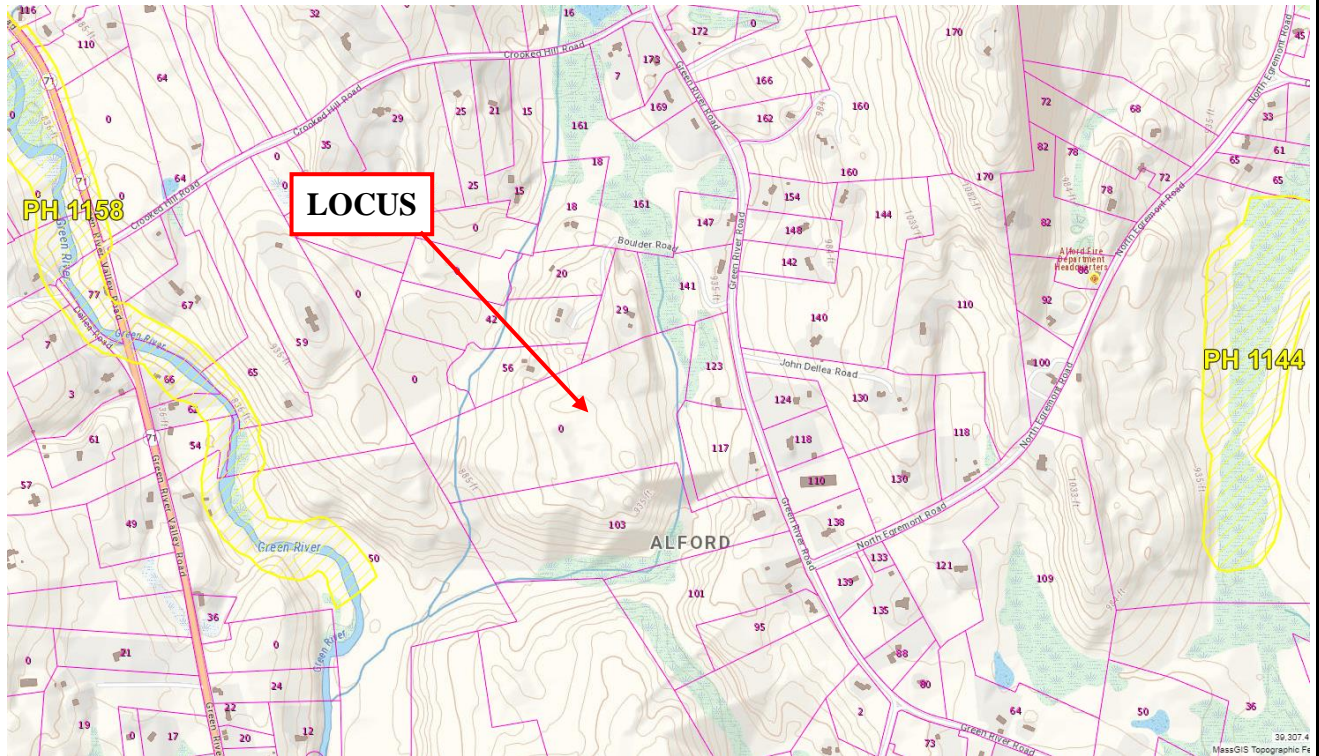
N.T.S.

FORESIGHT LAND SERVICES
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1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-2
USDA Web Soil Survey
Laura Bailyn & Nicholas Diamand
Green River Road
Alford MA

PRIORITY HABITATS AND ESTIMATED HABITATS Effective October 1, 2008
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

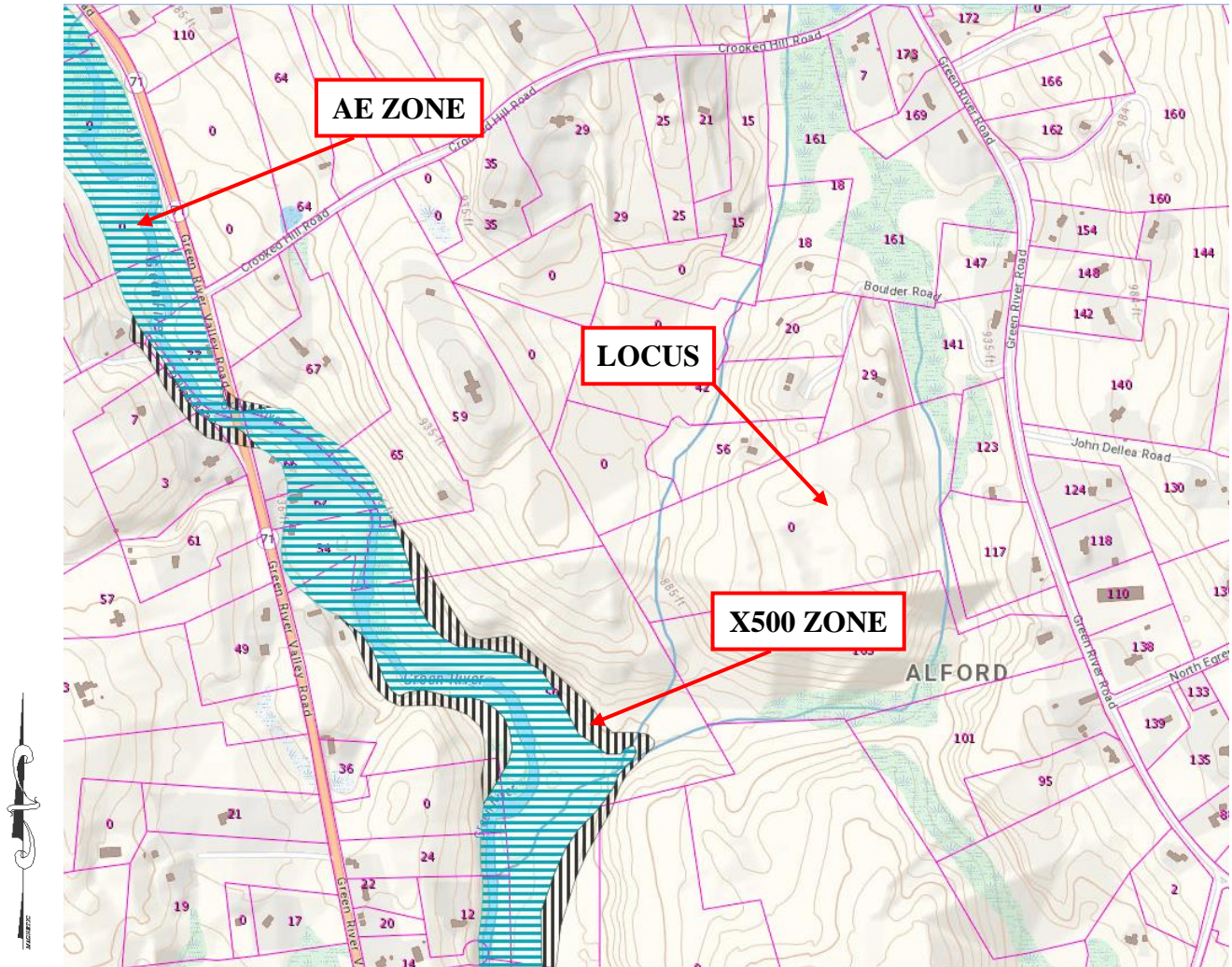


N.T.S.

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Pittsfield, MA 01201

Exhibit A-3
Priority Habitat Map
Egremont QUAD
Source MASSGIS
Laura Bailyn & Nicholas Diamand
Green River Road
Alford MA

NATIONAL FLOOD INSURANCE PROGRAM

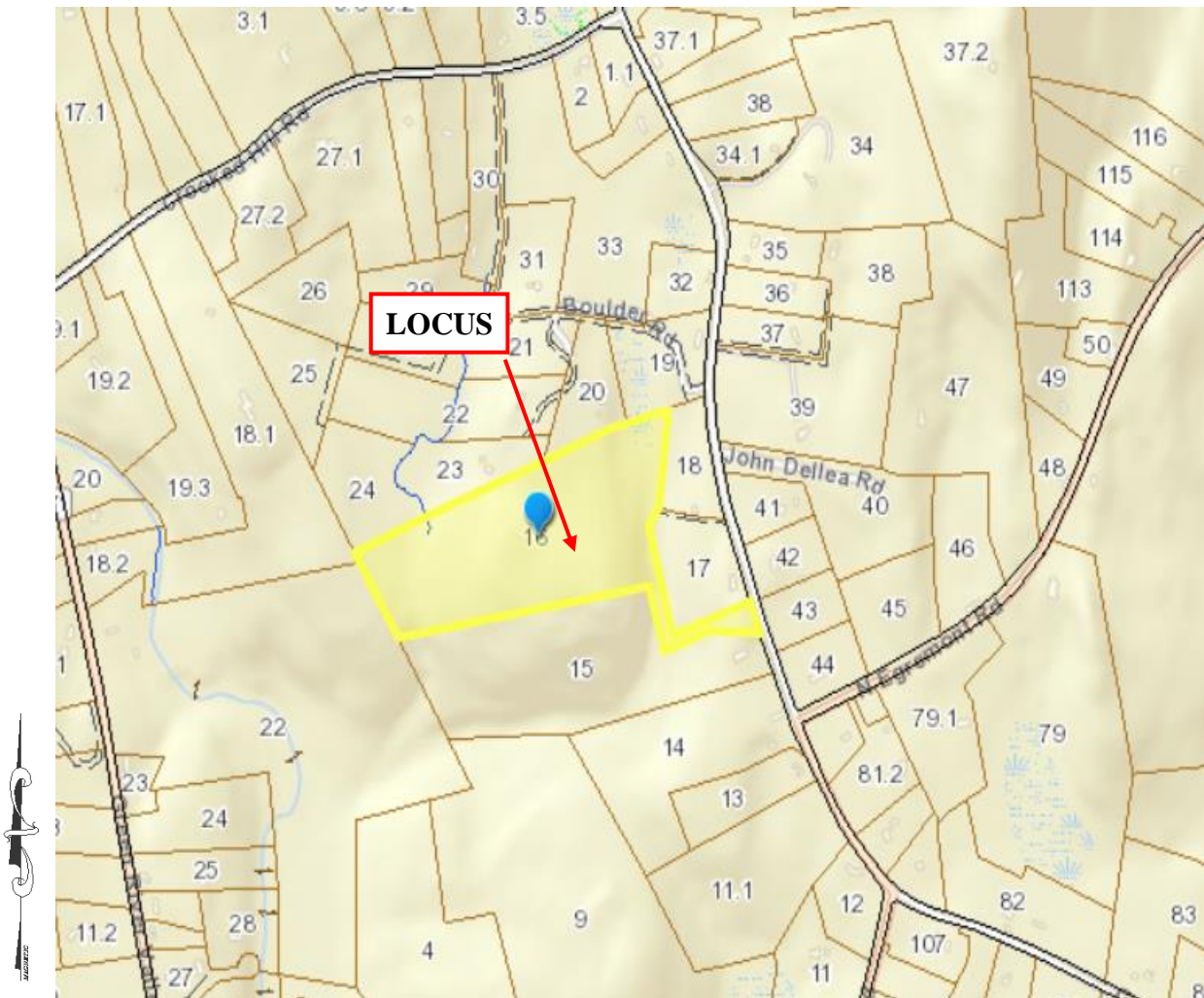


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Pittsfield, MA 01201

Exhibit A-4
Egremont QUAD
Source MASSGIS
Laura Bailyn & Nicholas Diamand
Green River Road
Alford MA

ASSESSOR'S MAP



N.T.S.

FORESIGHT LAND SERVICES
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1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-5
Alford
Map #402 , Lot #16
Source AxisGIS
Laura Bailyn & Nicholas Diamand
Green River Road
Alford MA



100 foot Abutters List Report

Alford, MA
January 11, 2021

Subject Property:

Parcel Number: 402-0016-0
CAMA Number: 402-0016-0
Property Address: 0 GREEN RIVER RD

Mailing Address: FORSMAN DEAN M & CAROLINE B
P O BOX 346
SOUTH EGREMONT, MA 01258-0346

Abutters:

Parcel Number: 401-0018-1
CAMA Number: 401-0018-1
Property Address: 59 CROOKED HILL RD

Mailing Address: PANCU ION & MIHAELA
1425 GARDEN ST, APT 604
HOBOKEN, NJ 7030

Parcel Number: 401-0018-1
CAMA Number: 401-0018-1
Property Address: 59 CROOKED HILL RD

Mailing Address: PANCU ION & MIHAELA
1425 GARDEN ST, APT 604
HOBOKEN, NJ 7030

Parcel Number: 401-0022-0
CAMA Number: 401-0022-0
Property Address: 50 ROUTE 71

Mailing Address: GIULIAN-DONOHUE MARY LOUISE
PIXLEY
98 BARTLETT AVE
PITTSFIELD, MA 1201

Parcel Number: 402-0015-0
CAMA Number: 402-0015-0
Property Address: 103 GREEN RIVER RD

Mailing Address: SWEET PETER JR
103 GREEN RIVER RD
GT BARRINGTON, MA 01230-0948

Parcel Number: 402-0017-0
CAMA Number: 402-0017-0
Property Address: 117 GREEN RIVER RD

Mailing Address: THAUTE MARGARETA
117 GREEN RIVER RD
ALFORD, MA 1230

Parcel Number: 402-0018-0
CAMA Number: 402-0018-0
Property Address: 123 GREEN RIVER RD

Mailing Address: BAILYN PAUL M & SARA J LIVING
TRUSTS PAUL & SARA BAILYN, CO-
TRUSTEES
144 AMES AVE
LEONIA, NJ 7605

Parcel Number: 402-0019-0
CAMA Number: 402-0019-0
Property Address: 141 GREEN RIVER RD

Mailing Address: LYTTLE PATRICIA A TRUSTEE LYTTLE
FAMILY NOMINEE TRUST
1455 GIRARD BLVD
MERRITT ISLAND, FL 32952

Parcel Number: 402-0020-0
CAMA Number: 402-0020-0
Property Address: 29 BOULDER RD

Mailing Address: MARTIN BRUCE J & ANN M
29 BOULDER RD
ALFORD, MA 1230

Parcel Number: 402-0023-0
CAMA Number: 402-0023-0
Property Address: 56 BOULDER RD

Mailing Address: SHALIT NEVIN & SCHAEFFER BETH
56 BOULDER RD
ALFORD, MA 1230

Parcel Number: 402-0024-0
CAMA Number: 402-0024-0
Property Address: 0 BOULDER RD

Mailing Address: REVENTAS IRENE TRUST
5334 LEGEND HILLS LN
SPRING HILLS, FL 34609



www.cai-tech.com

1/11/2021

These maps are maintained for municipal and tax assessment purposes only. They are not intended for legal description or conveyance. It is presented as is. No other use is authorized. For questions or assistance, please contact the Assessor's Office at 413-528-9801.

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100 foot Abutters List Report

Alford, MA
January 11, 2021

Parcel Number: 402-0042-0
CAMA Number: 402-0042-0
Property Address: 118 GREEN RIVER RD

Mailing Address: MCGONAGLE MICHAEL
118 GREEN RIVER RD
ALFORD, MA 1230

Parcel Number: 402-0043-0
CAMA Number: 402-0043-0
Property Address: 110 GREEN RIVER RD

Mailing Address: CANNING THOMAS JASZAI KATINKA
138 NORTH EGREMONT RD
GREAT BARRINGTON, MA 1230



www.cai-tech.com

1/11/2021

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Property Record Card

Parcel ID: 006/402.0-0000-0016.0 MAP: 402.0 BLOCK: 0000 LOT: 0016.0 Parcel Address: 0 GREEN RIVER RD FY: 2020

<div>PARCEL INFORMATION</div> <div>Owner: FORSMAN DEAN M & CAROLINE B</div> <div>Address: P O BOX 346 SOUTH EGREMONT MA 01258-0346</div>	Use-Code:	131	Sale Price:	145,000	Book:	1051	Road Type:	T	Inspect Date:
	Tax Class:	T	Sale Date:	02/20/1998	Page:	243	Rd Condition:	P	Meas Date:
	Tot Fin Area:		Sale Type:		Cert/Doc:		Traffic:	L	Entrance:
	Tot Land Area:	31.000	Sale Valid:	Y			Water:		Collect Id:
	Sewer:		Grantor:	REENS			Sewer:		Inspect Reas:
	Exempt-B/L%	0/0	Resid-B/L%	100/100	Comm-B/L%	0/0	Indust-B/L%	0/0	Open Sp-B/L%

										LAND INFORMATION							
NBHD CODE:		6		NBHD CLASS:		ZONE:		R1									
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class									
1	P	131	A		2.000	N	210,000										
2	R	131	A		29.000	N	174,000										
										VALUATION INFORMATION							
Current Total:		384,000		Bldg:	0	Land:	384,000	MktLnd:	384,000								
Prior Total:		384,000		Bldg:	0	Land:	384,000	MktLnd:	384,000								

Sketch	Photo
<div>No Sketch Available</div>	<div>No Picture Available</div>

January 12, 2021

Alford Planning Board
5 Alford Center Road
Alford, MA 01230-8999

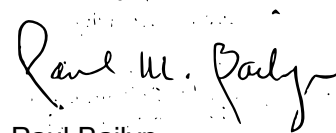
Dear Planning Board Members:

I am writing today to let you know that my wife, Sara Bailyn and I, the owners of 123 Green River Road (Map 402 Lot 18), have no objections to a driveway on the abutting parcel to the south (Map 402 Lot 17 serving Lot 16) within 20 feet my property line in accordance with zoning section 7.5.2.

There is an existing gravel driveway in this location, and my daughter and son-in-law wish to build a home on Lot 16. My wife and I are, in fact, delighted to have the opportunity to live in proximity to our extended family.

Thank you for your cooperation in ensuring this can be done in an efficient and compliant manner. We are grateful for your work.

Sincerely,



Paul Bailyn

LEGEND

- IRON PIPE — recovered
- IRON PIPE — set
- — — EXISTING FENCE
- EXISTING WALL

(SCHOOONMAKER)

(DELLEA)

(DAUNYS)

(MONARCH D. C. ACRES, INC.)

(AUGUSTINE)

(LYTTLE)

BROOK

AREA = 31.0 ACRES
(BY PLANIMETER)

(BAILYN)

(CERNY)

ROAD

SEEKONK

St. Barrington

BEARING DATUM = MONARCH D.C. ACRES PLAN (filed)

BERKSHIRE S. S. REGISTRY
ST. BARRINGTON
RECEIVED AND RECORDED

SEP 24 1967

At 2nd DISTRICT 4th DISTRICT

By FILE

James J. [Signature]

MAP FILE 78

(D78)

J. R. Kelly — ENGINEERS — H. D. Granger

PLAN SHOWING A PORTION OF THE LAND

of

SHELDON E. and CHRISTINA FINK

in

Alford, Massachusetts

SCALE 1 IN. = 200 FT.

AUGUST 1967

Approval under the
SUBDIVISION CONTROL LAW
Not Required
Alford Planning Board
Emmett F. [Signature] Chairman
Sept 29 1967

William [Signature]

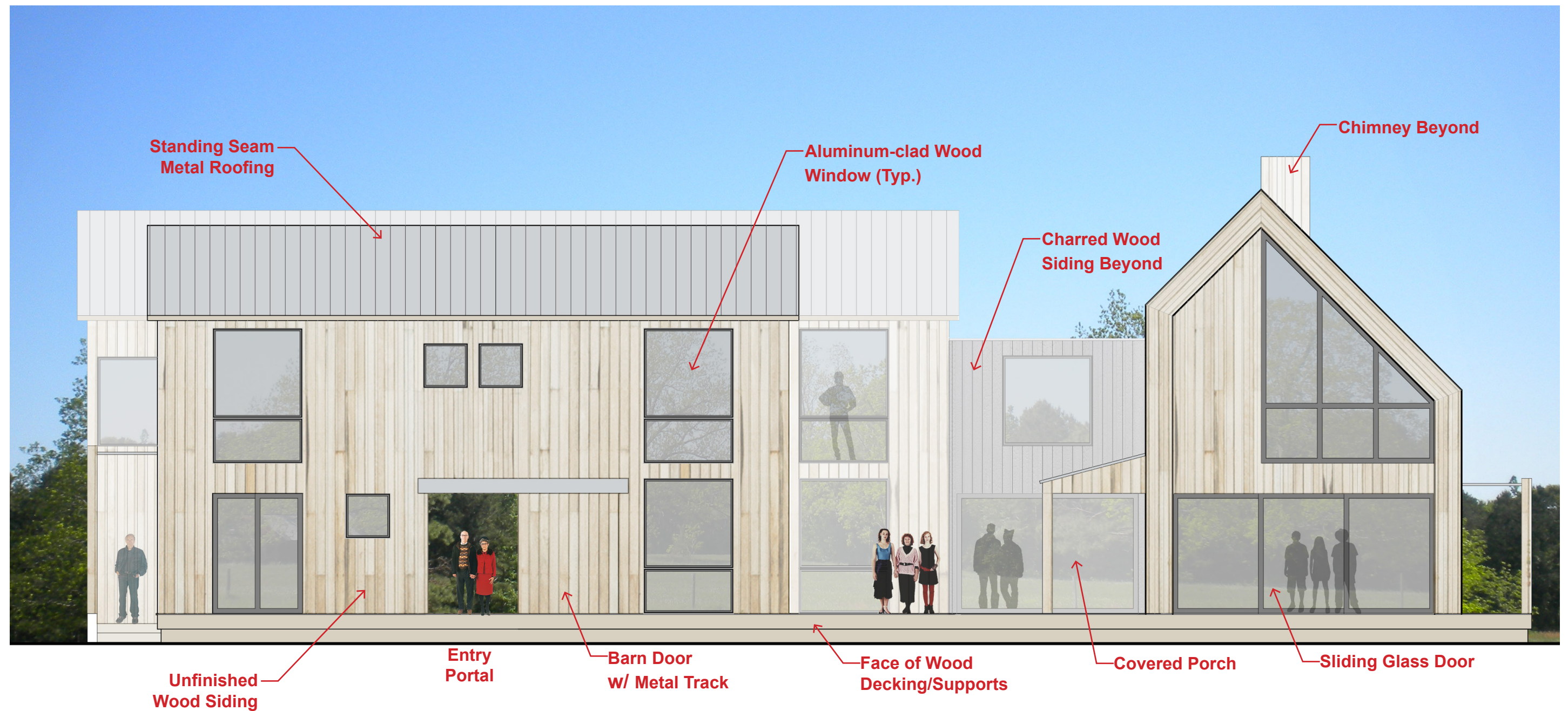


16 217 200-10-10 200-10-10 200-10-10



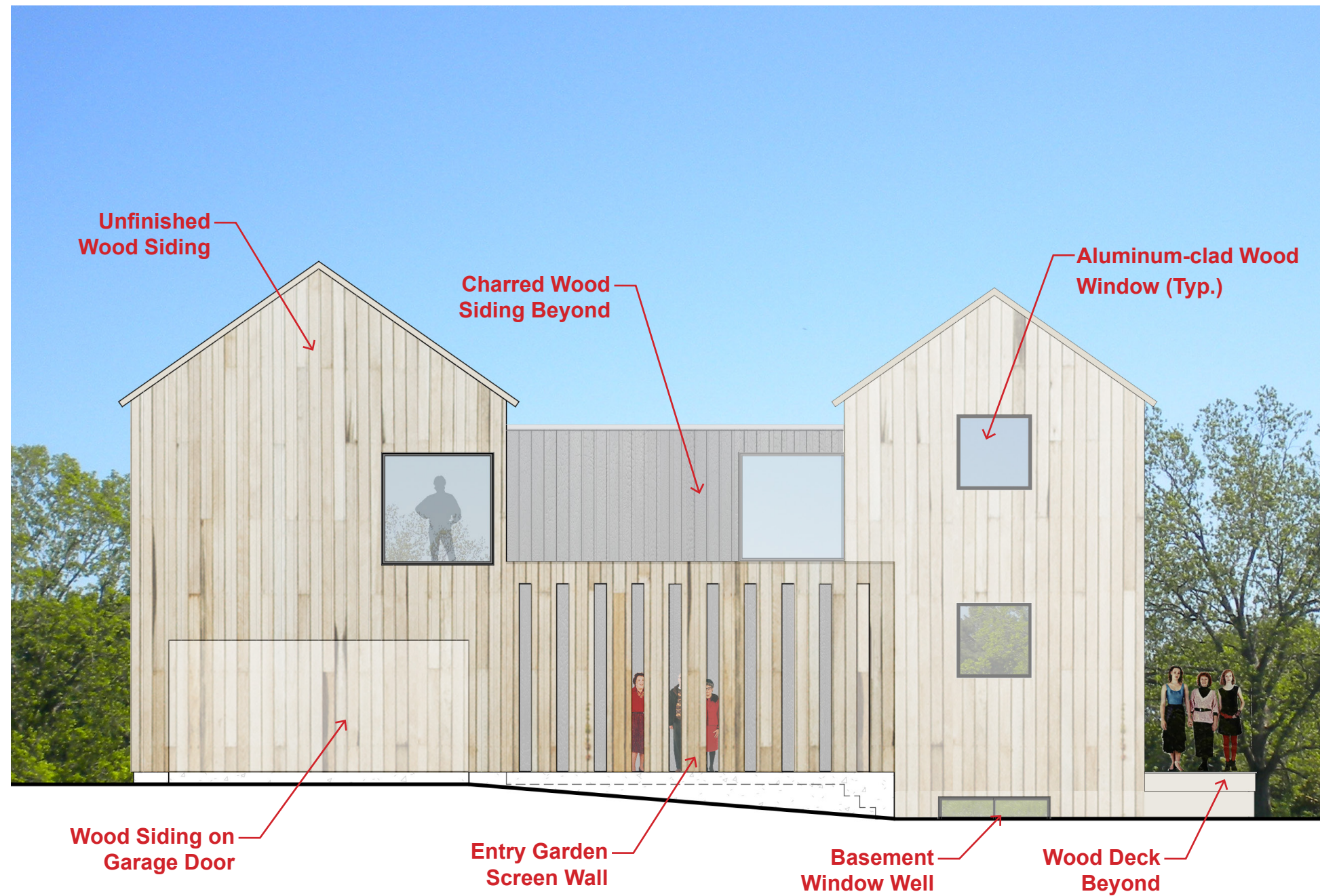
East Elevation

**Baily-Diamond
House**
Alford, Mass.
01.11.2021



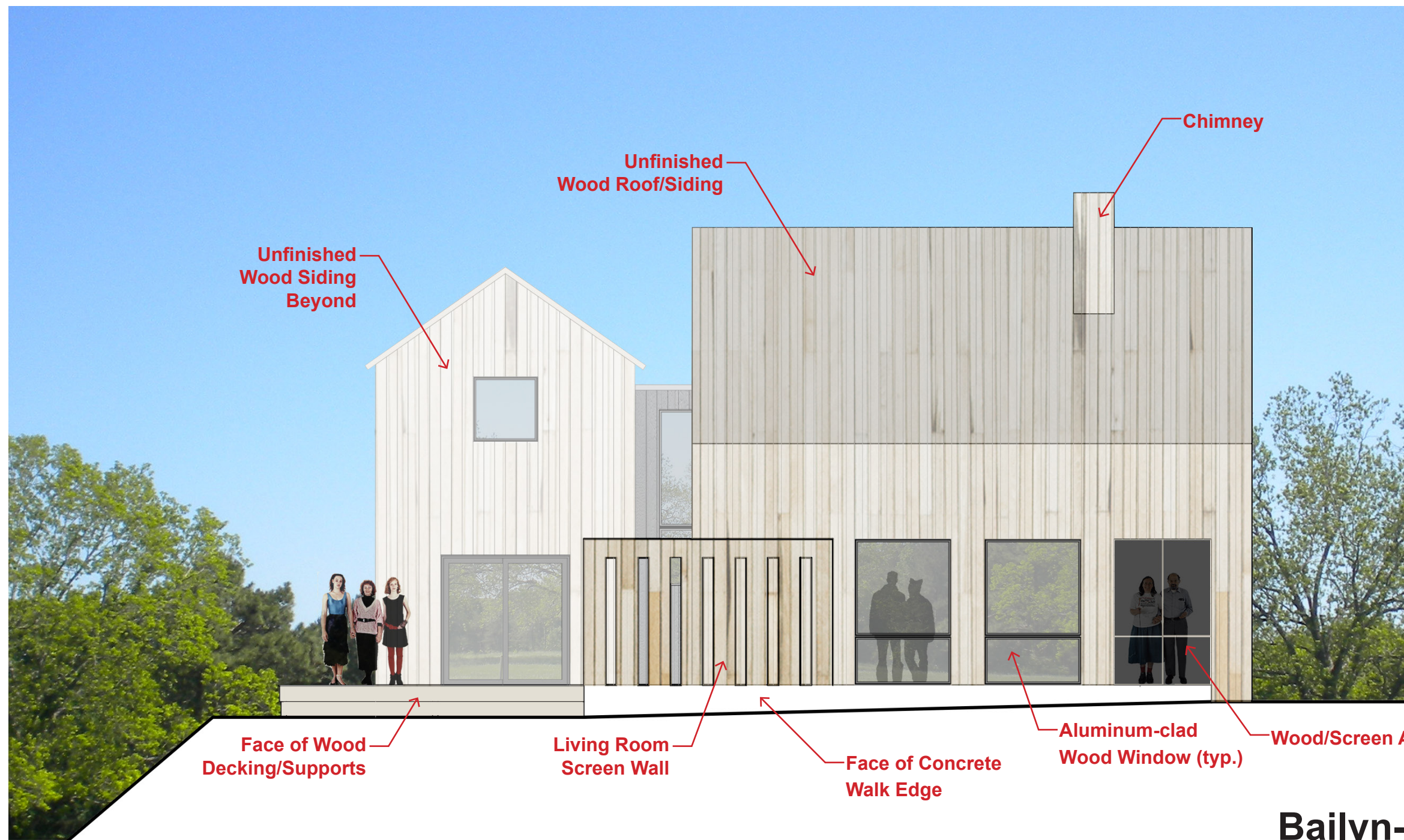
West Elevation

**Bailyn-Diamond
House**
Alford, Mass.
01.11.2021



North Elevation

**Bailyn-Diamond
House**
Alford, Mass.
01.11.2021



Face of Wood
Decking/Supports

Living Room
Screen Wall

Face of Concrete
Walk Edge

Aluminum-clad
Wood Window (typ.)

Wood/Screen Assembly

South Elevation

Baily-Diamond House

Alford, Mass.
01.11.2021

GENERAL NOTES

1. Topographic Survey was performed by Foresight Land Services on , using Electronic Total Station with Data Collector.
2. Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2018.
3. Contours are computer-generated interpolations, edited to generally conform to field observations. Contour interval = 1 (one) foot. Contractor shall verify critical elevations and grades in the field prior to construction.
4. Horizontal Datum is based on Magnetic North.
5. Vertical Datum is assumed. Temporary benchmark was established on-site, TBM 1 nail in 24" Hickory elev. = 943.2'.
6. The locations and information about underground pipes, utilities or other structures are compiled from available record data and visible field evidence and are not represented as being exact or complete. Prior to beginning excavation, the excavator shall give adequate advance notice to the Dig Safe Center, the municipal and/or state Public Works Department, and private utility companies, to allow for field location of facilities in the vicinity.
7. If Contractor observes any field conditions which vary significantly from what is shown on these plans, the contractor shall immediately notify the Owner and Engineer for resolution of the conflicting information.
8. The Contractor shall record tie measurements, depths, dimensions, materials, field conditions and other pertinent data about all underground pipes, utilities and structures encountered during the work, both existing and constructed. Contractor shall submit Record drawings with this information to the Owner and Engineer prior to completion of the work.
9. Contractor shall immediately report any damage to existing pipes, utilities, or structures to the Owner and Engineer, and obtain directions as to repair, replacement or abandonment.

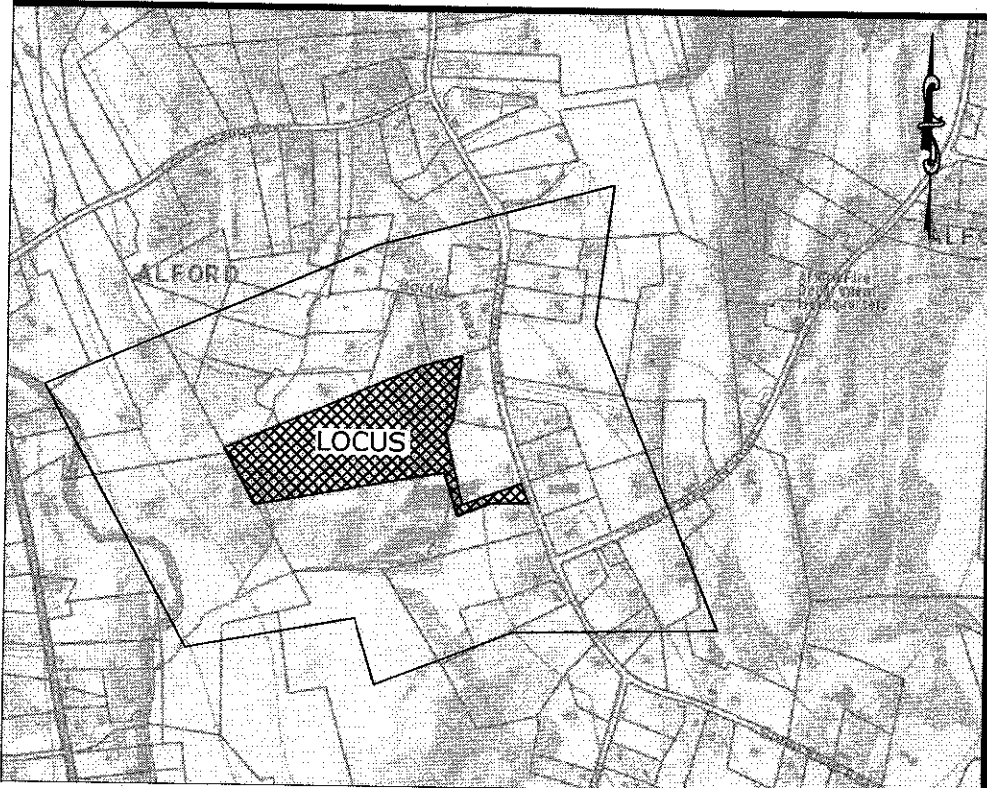


LEGEND

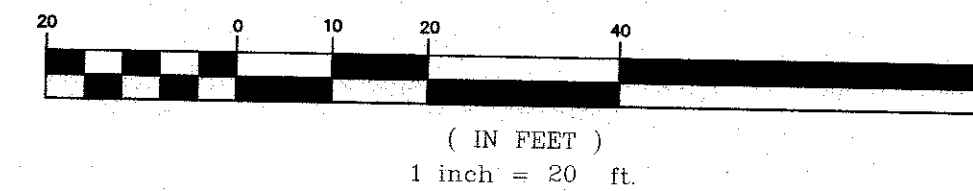
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- BLUE FLAG
- TREE STUMP
- 1' EXISTING CONTOUR LINE
- 5' EXISTING CONTOUR LINE
- EDGE OF WOODS
- EDGE OF GRAVEL

VICINITY MAP

APPROX. SCALE: 1" = 1500'



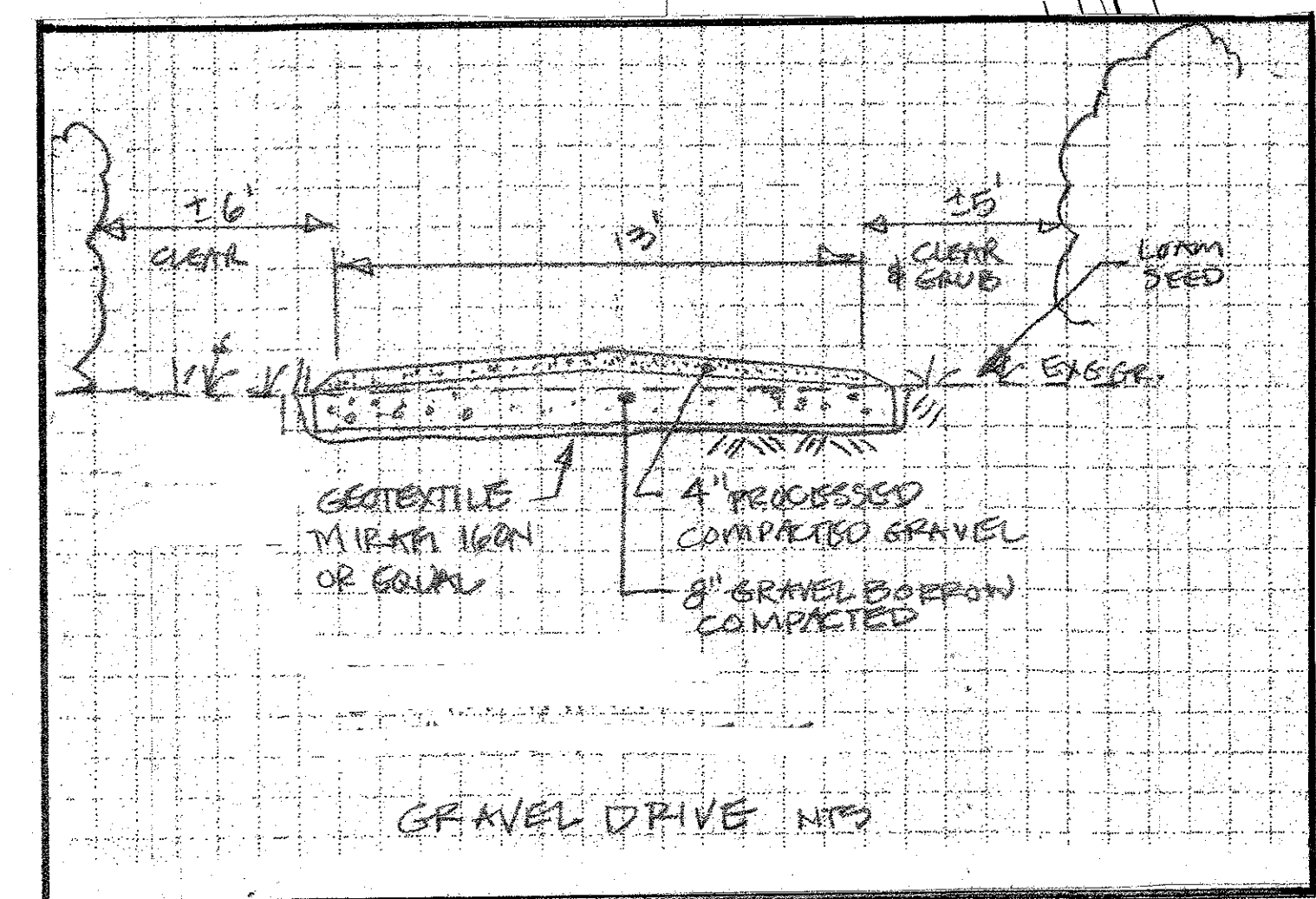
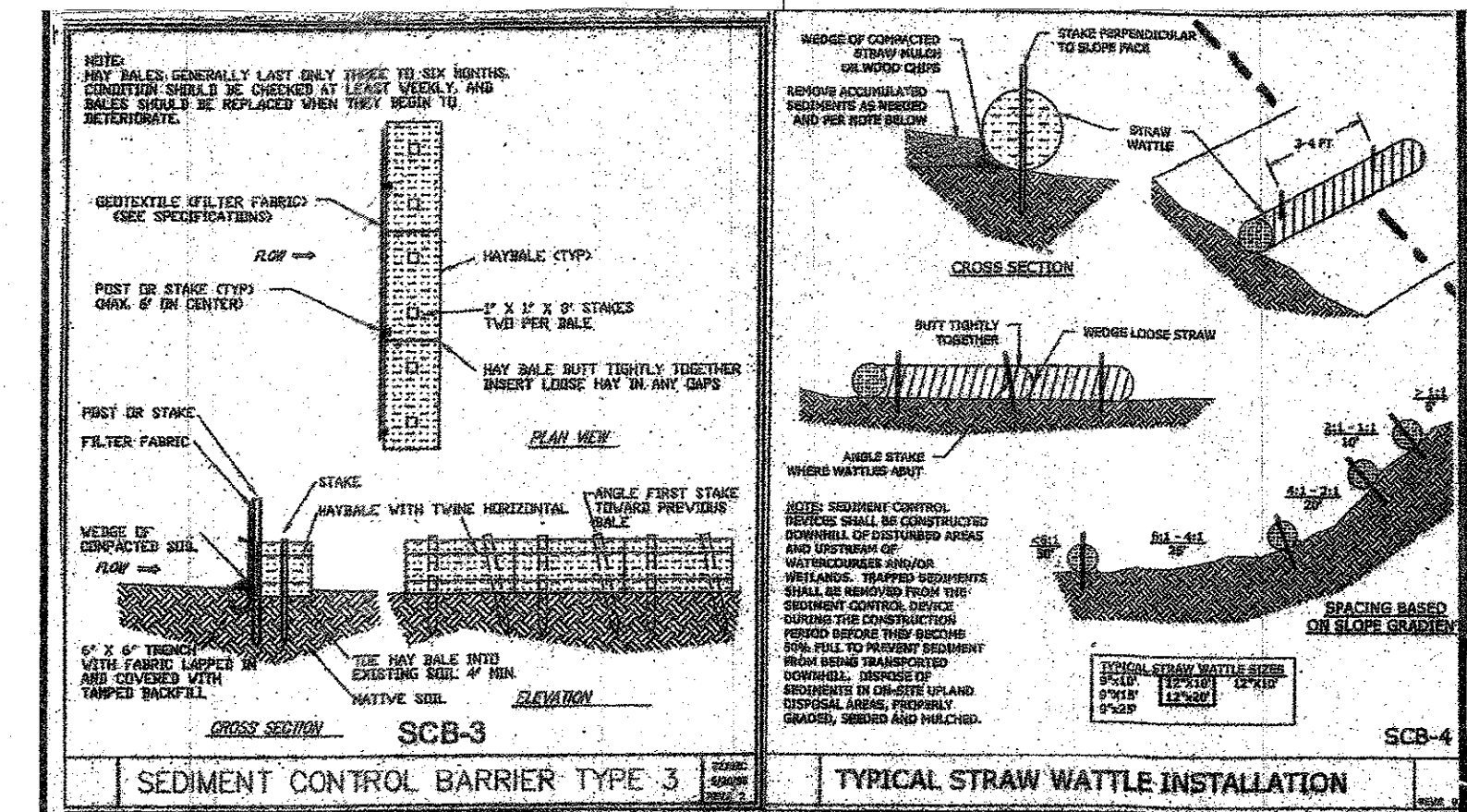
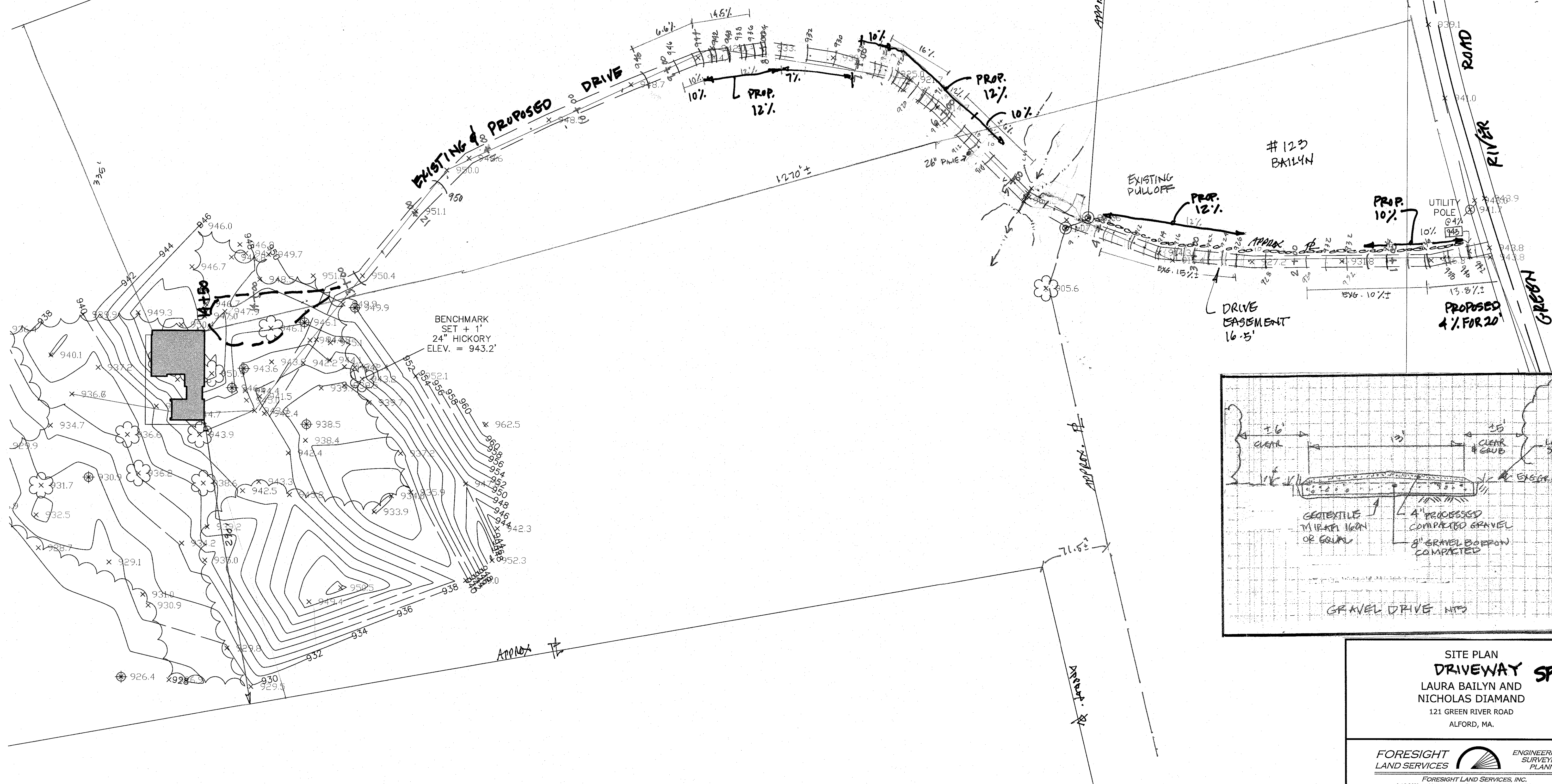
GRAPHIC SCALE



SITE PLAN
HOUSE SITE SP-1
LAURA BILYN AND
NICHOLAS DIAMAND
121 GREEN RIVER ROAD
ALFORD, MA.

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 489-1580 FAX: (413) 489-5377 WWW.FORESIGHTLAND.COM

SCALE: 1" = 20'	DWN. BY: DMW	CHK. BY: MSV
DATE: January 12, 2021	DWG. NO. E2861W03	
JOB NO. E2861	Layout Tab: W01	



**SITE PLAN
DRIVEWAY SP.2**

LAURA BILYN AND
NICHOLAS DIAMOND
121 GREEN RIVER ROAD
ALFORD, MA.

FORESIGHT LAND SERVICES **ENGINEERING SURVEYING PLANNING**

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1580 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

SCALE: 1" = 20'	DWN. BY: DMW	CHK. BY: MSV
DATE: January 12, 2021	DWG. NO. E2861W03	
JOB NO. E2861	Layout Tab: W01	