Stevens Glen Overlook

Stevens Glen Road | Richmond, MA | 51.2± Acres



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All information provided is deemed reliable but is not guaranteed and should be independently verified. 3303CR

INDEX

A. STATEMENT OF LIMITATIONS.....1

B. SUMMARY OF IMPORTANT FACTS..... 2

C. PROPERTY IDENTIFICATION.....3

1. **Site Description**
2. **Richmond Description**
3. **Orthophotograph Base Plan**
4. **Regional Conservation Context Plan**
5. **Site Analysis Plan Ortho**

D. REGULATORY FACTORS.....XX

1. **Zoning**
2. **Wetlands**
3. **Flood Zones**

E. PHOTOS……..XX

F. APPENDIX

1. **Deeds, Property Record Card, Perc Tests**
2. **Ch 61 plan**

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 51.2+/-acres of forest. The property is located on Stevens Glen Road Richmond, MA and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied or provided permission by an authorized employee of LandVest, Inc.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	The offered property comprises 51.2± acres in Richmond, Massachusetts, adjoining the Berkshire Natural Resources Council's Stevens Glen reserve, known for its trail system and waterfall. A small field near the northern portion of the property provides views to the south and west. Existing planning materials include six percolation tests, survey plans, and a town-approved shared driveway permit supporting the potential for at least two building lots, with the possibility of a third. Property is classified under Chapter 61
Property Location:	Located at 0 Stevens Glen Road, abutting 206 Stevens Glen Road Richmond, MA.
Assessor Map & Lots:	Map 411 Block 48 Lot 0
Assessment:	**$159,000 under Ch 61, market value $544,500**
2025 Property Tax:	**rate is $9.88/thousand $1,571 for 2025**
Record Owners:	John Goscha
Recorded Deeds:	Middle Berkshires Registry of Deeds Book 6932 Page 237
Zoning:	Residential-Agricultural District C (RA-C)
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	

C. PROPERTY IDENTIFICATION

SITE DESCRIPTION

The property encompasses 51.2± acres in Richmond, Massachusetts, with a varied landscape of wooded acreage and a small open field near the northern portion of the land. The field provides views to the south and west, while the surrounding woodland creates a private setting adjoining the Berkshire Natural Resources Council's Stevens Glen reserve, known for its maintained trails and waterfall. The attached Ch 61 Forest management plan has an excellent description of the forest resources on the property.

Considerable planning and preliminary development work has already been completed. The property has six percolation tests, survey and land-planning documents, and a town-approved shared driveway permit. The existing plans identify potential locations for at least two building lots, with the possibility of a third, giving a future owner a useful framework for evaluating building locations and access while retaining flexibility in the final design of the property.

TOWN OF RICHMOND DESCRIPTION

Richmond is a small, rural town in Berkshire County, Massachusetts, situated along the New York state line and within the Pittsfield metropolitan area. The town encompasses approximately 19 square miles, including 18.7 square miles of land, and had a population of 1,407 at the 2020 census. Its relatively low population density and broad landscape help preserve the open, country character that distinguishes Richmond from the more developed communities of the central Berkshires.

The town is bordered by Hancock and Pittsfield to the north, Lenox to the east, Stockbridge and West Stockbridge to the south, and Canaan, New York, to the west. Massachusetts Route 41 runs north to south through Richmond, while Route 295 extends westward from Route 41 to the New York state line. The Massachusetts Turnpike is accessible just south of town, providing connections to the wider Berkshire region, Albany, and eastern Massachusetts. Pittsfield Municipal Airport is approximately 5.5 miles away, while Albany International Airport is about 45 miles northwest.

Richmond maintains a traditional open town meeting form of government and provides local services that include a volunteer fire department and public library. Richmond Consolidated School serves students from preschool through eighth grade, while high school students may attend several nearby public schools, including schools in Lenox, Great Barrington, Pittsfield, and Lee. The town's location places residents within reach of the commercial, educational, cultural, and recreational resources found throughout Berkshire County while retaining the atmosphere of a small New England community.(Adapted from Wikipedia)

TOWN OF RICHMOND HISTORY

Present-day Richmond was first settled in 1759 by Micah Mudge and Ichabod Wood. Mudge traveled north from Connecticut by way of the Housatonic River, while Wood arrived from Rehoboth in eastern Massachusetts. Their original homesteads were separated by approximately three miles of dense wilderness, and it is believed that the two settlers did not meet until after their first winter in the area.

As additional settlers arrived, the land encompassing present-day Richmond and Lenox was purchased in 1762 from two Native American sachems named Yokun and Ephraim. Two separate settlements subsequently developed on opposite sides of the six-mile mountain ridge now known as Yokun Ridge. Yokuntown formed to the east of the ridge, while Mount Ephraim developed to the west. The villages were incorporated together on June 21, 1765, as a single town named Richmont.

The mountain ridge made travel and communication between the two settlements difficult, and in 1767 the eastern portion separated to form a district that became Lenox. Disputes over the boundary continued for several years following the separation. The western community officially changed its name from Richmont to Richmond in 1785, and by the time the county court moved from Great Barrington to Lenox in 1787, Richmond and Lenox were functioning as fully separate towns.

The origin of the town's name remains somewhat uncertain. One account suggests that colonial governor Francis Bernard may have chosen the names Richmont and Lenox, possibly in reference to Charles Lennox, Duke of Richmond, although this connection has never been conclusively established. Richmond remained primarily agricultural through the early nineteenth century. The discovery of iron ore in 1829 brought an additional industrial chapter to the town's history, leading to the development of ironworks that continued operating into the twentieth century. (Adapted from Wikipedia)

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

The property is within the Residential-Agricultural District C. The property is subject to a Chapter 61 forest lien.

WETLANDS

see Site Analysis map above.

FLOOD ZONES

see Site Analysis map above.

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

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206 STEVENS GLEN ROAD

Richmond, MA



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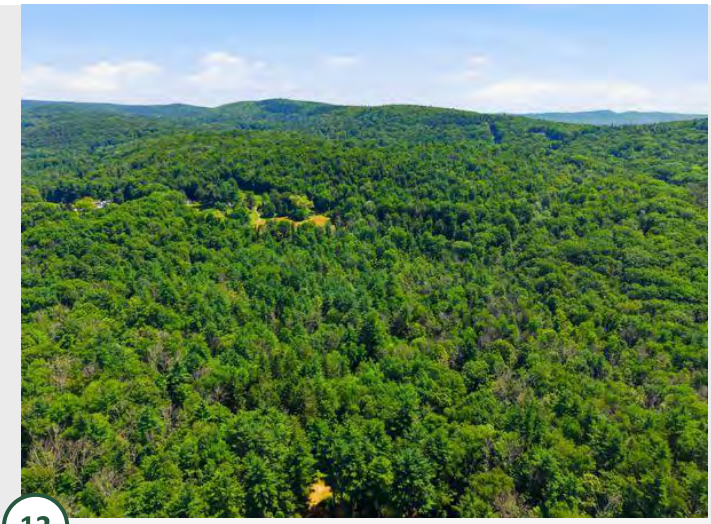
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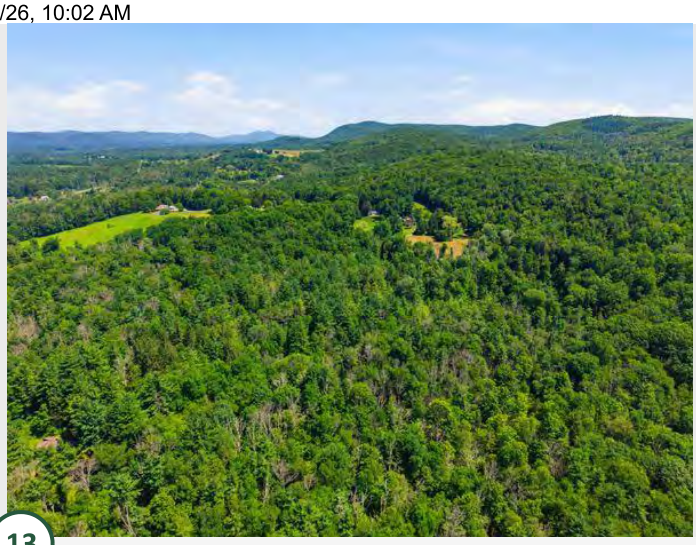
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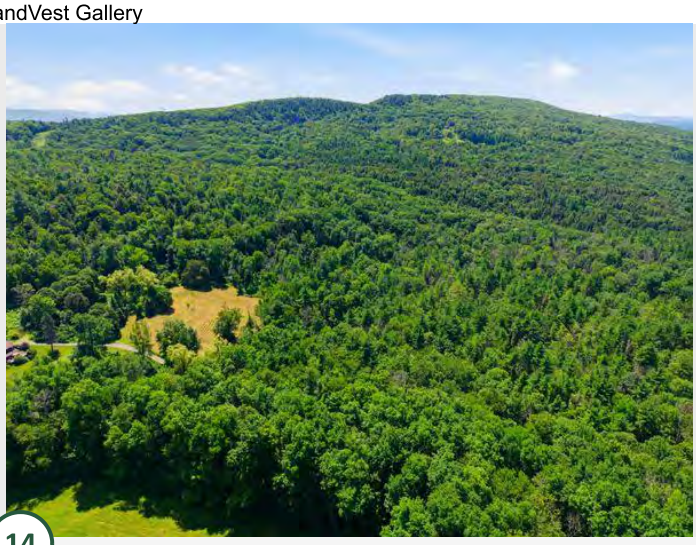
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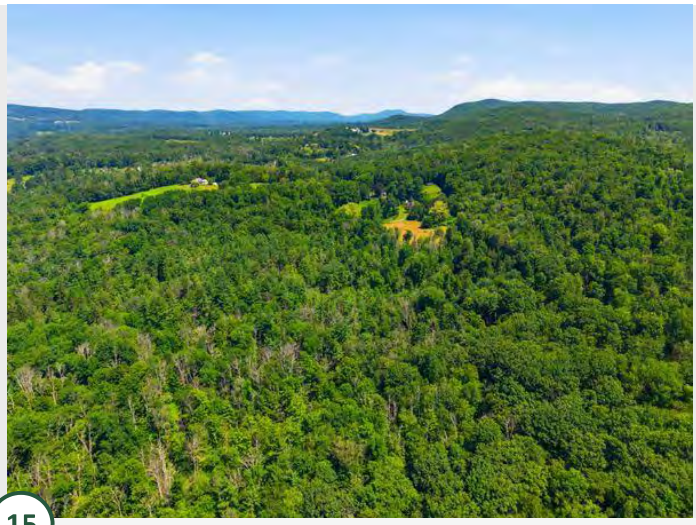
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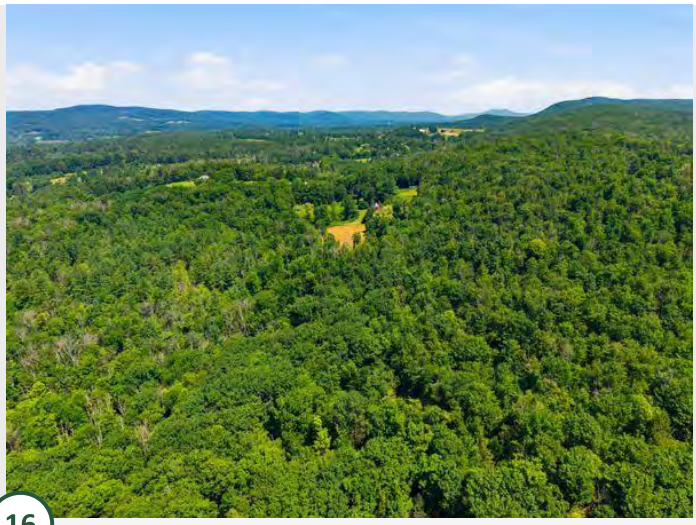
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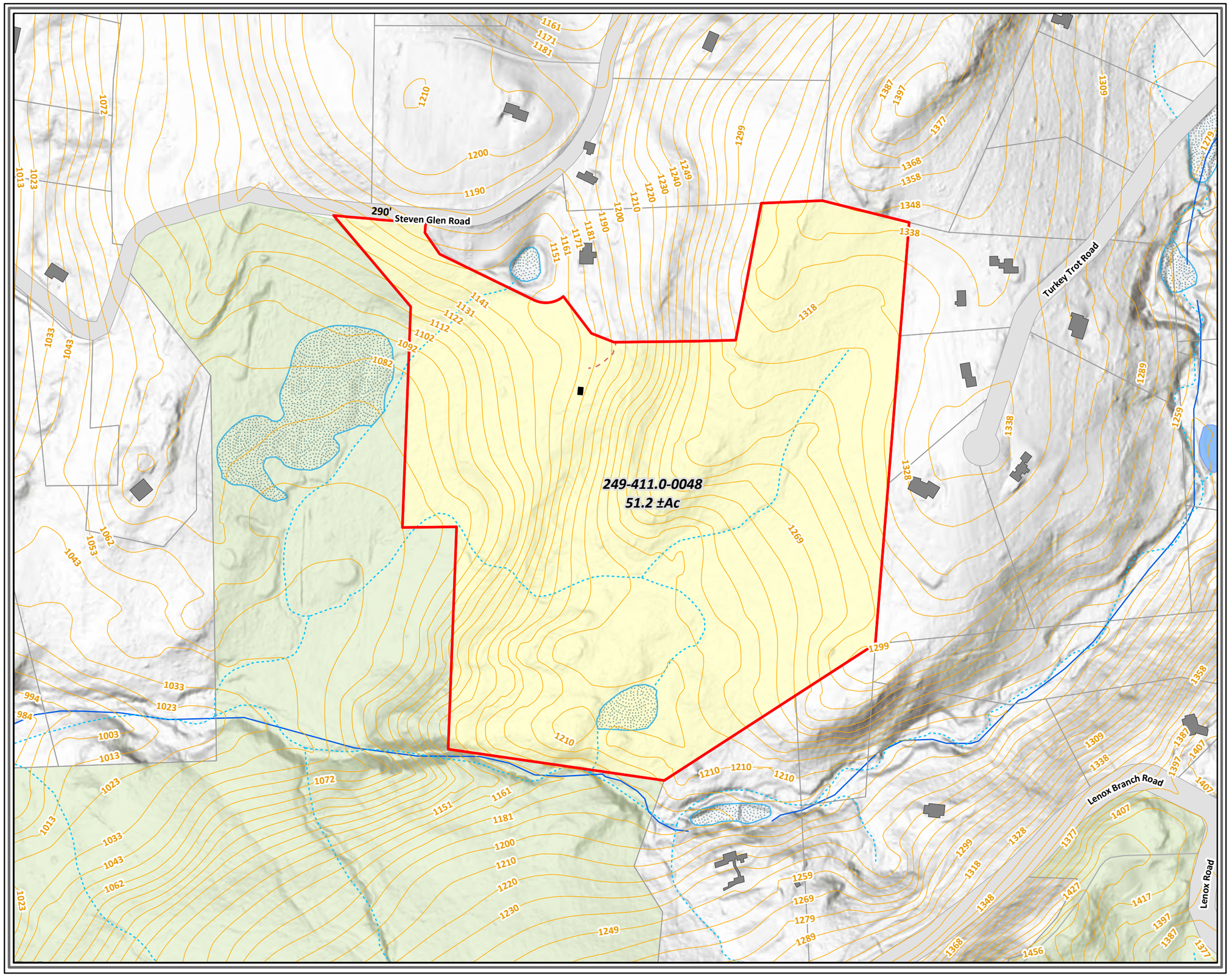


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John Goscha

Richmond, MA

Base Plan

Legend

- Subject Property - 51.2 ±Ac
- Old Road
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5803-CG

Date: 08/03/26

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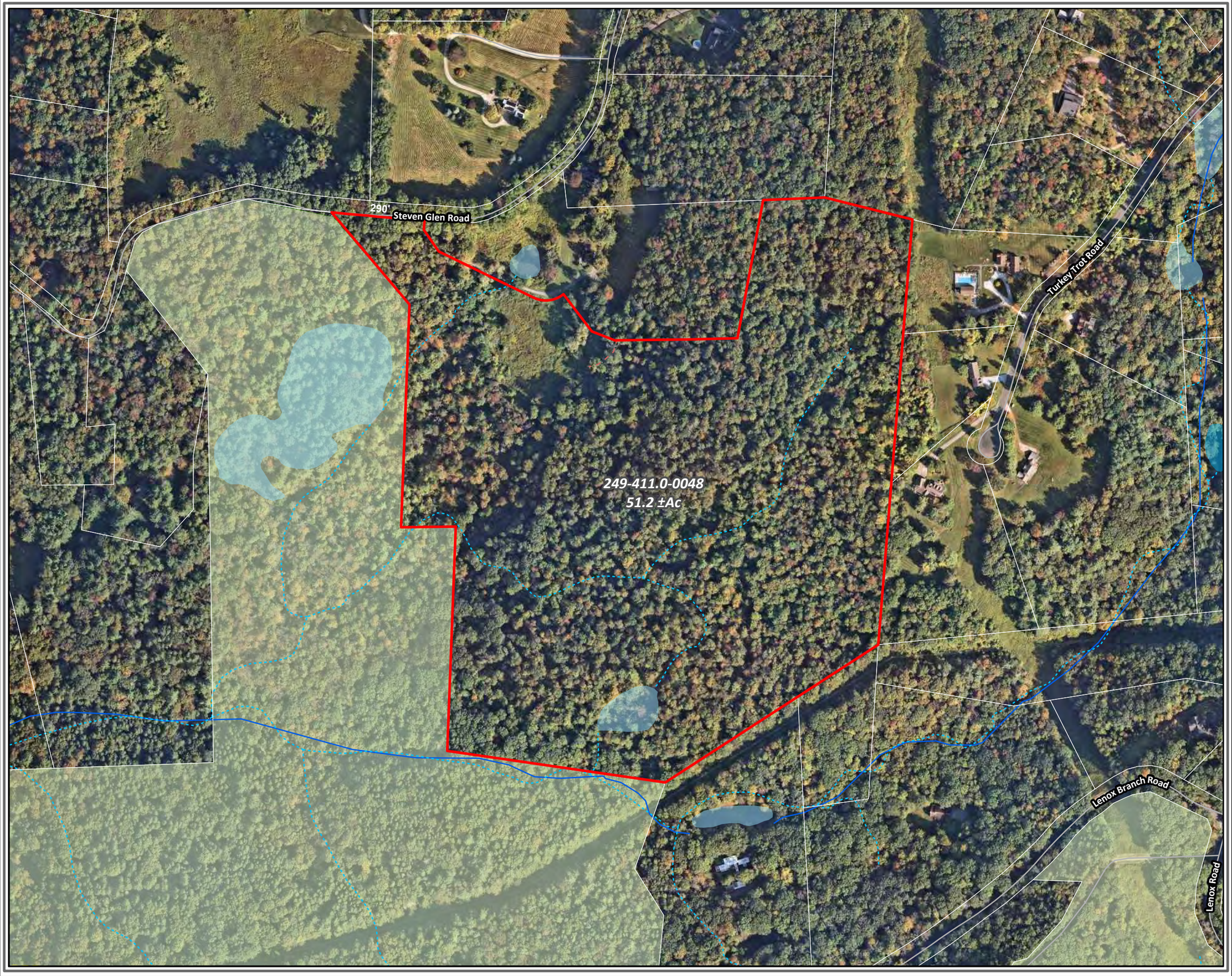
0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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John Goscha

Richmond, MA

Base Plan Orthophotograph

Legend

- Subject Property - 51.2 ±Ac
- Old Road
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: MA5803-CG

Date: 08/03/26

N W E S

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

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John Goscha

Richmond, MA

Conservation Context

Legend

- Subject Property - 51.2 ±Ac
- Old Road
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5803-CG
Date: 08/03/26

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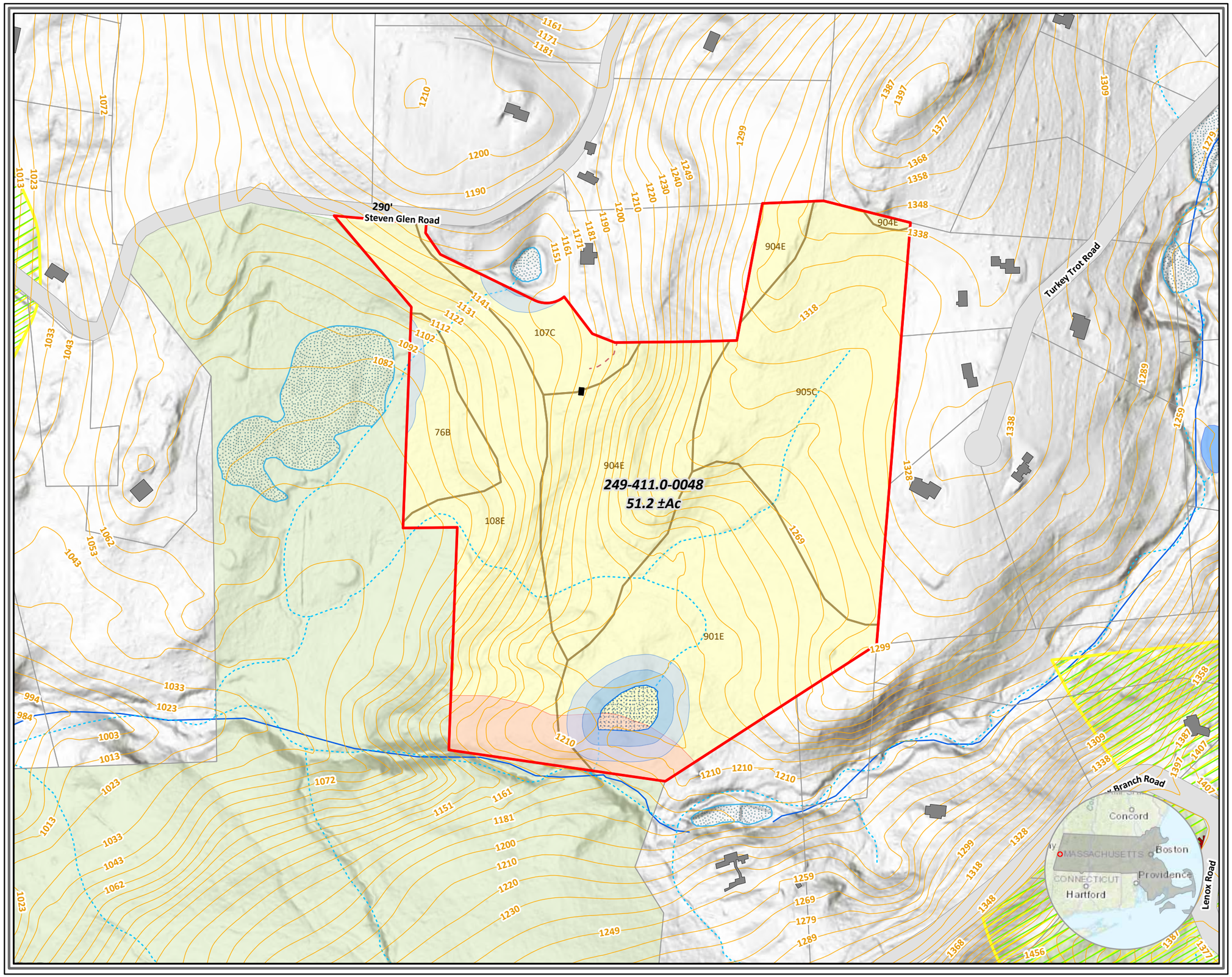
0 1,000 2,000 4,000 Feet

Scale: 1' = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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John Goscha

Richmond, MA

Site Analysis Plan

Legend

- Subject Property - 51.2 ±Ac
- Old Road
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Type
- NHESP Est./Priority Habitats of Rare Species
- Open Water
- Wetlands - 0.51 ±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5803-CG

Date: 08/03/26

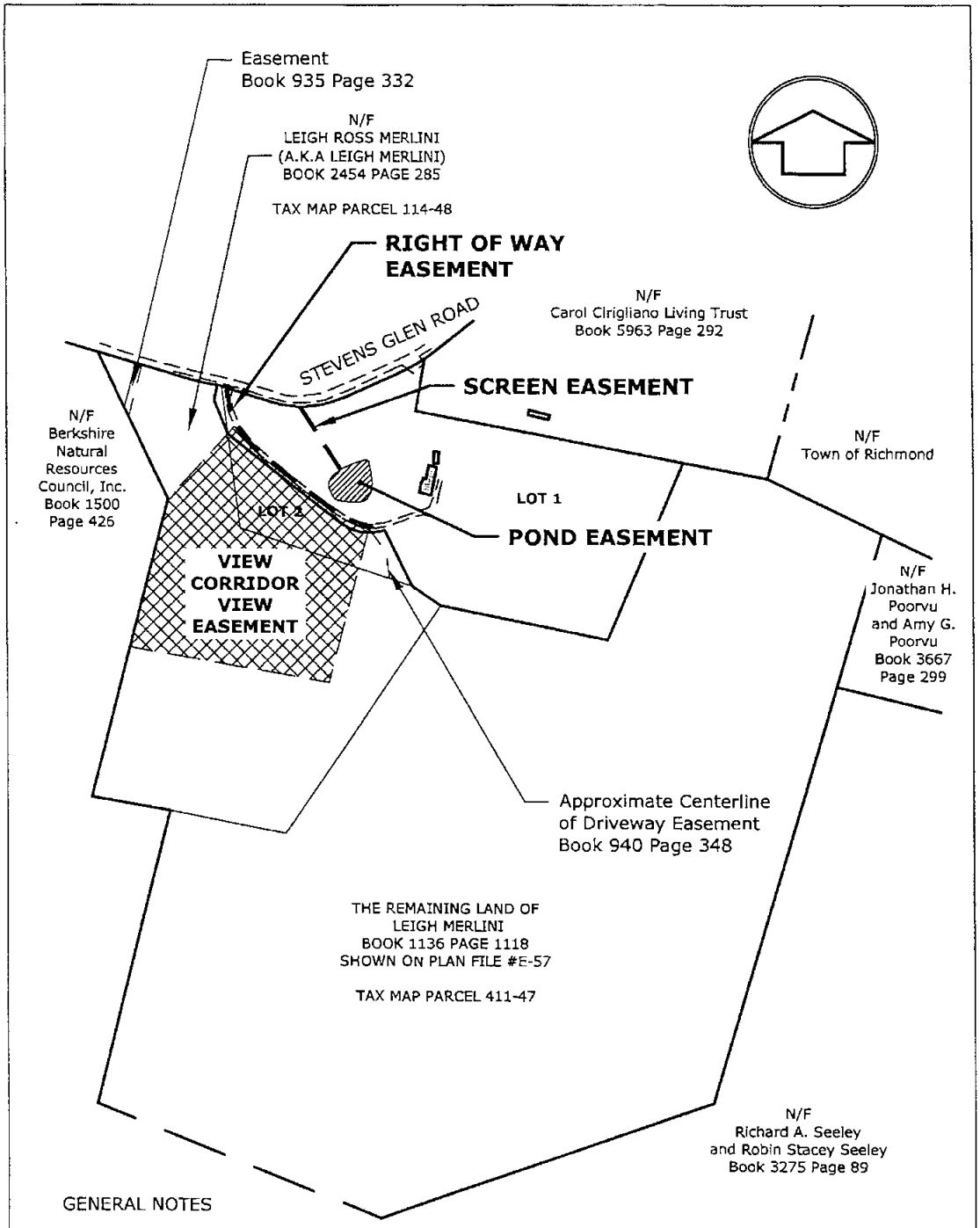
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0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest



GENERAL NOTES

1. This sketch of easements is intended solely to represent the easement locations on the subject property.
2. Unless otherwise noted hereon, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. The parcels shown are further referenced to the Town of Richmond Tax Map Parcel Is numbers 114-47 and 114-48.

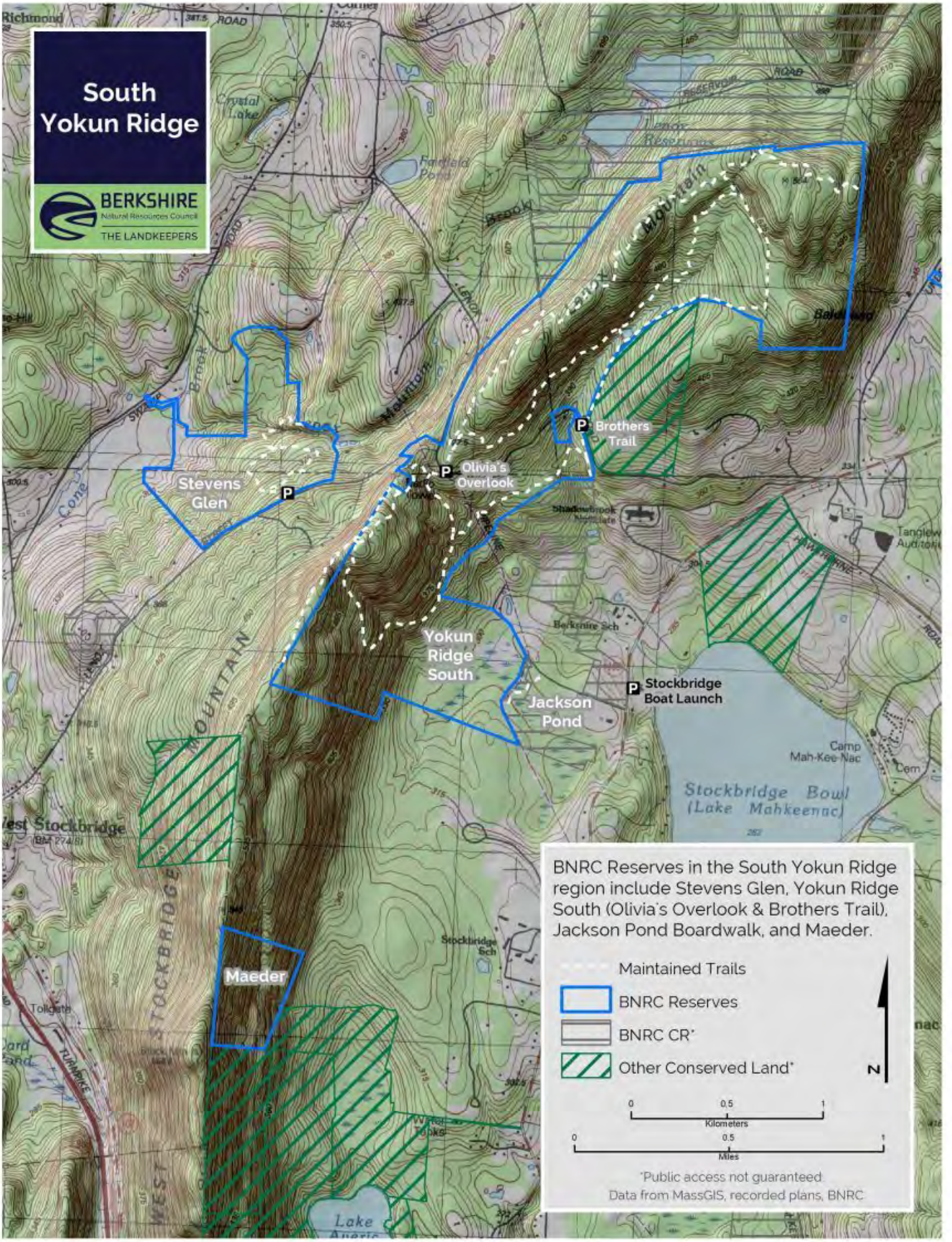
GRAPHIC SCALE

0 150 300 600

(SCALE IN FEET)
1 inch = 300 ft.

SKETCH OF EASEMENTS
Prepared For
LEIGH ROSS MERLINI
STEVENS GLEN ROAD
RICHMOND MASSACHUSETTS.

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: 413-496-1880 FAX: 413-499-2607 WWW.FORESIGHTLAND.COM


South Yokun Ridge
BERKSHIRE
Natural Resources Council
THE LANDKEEPERS
Stevens Glen
Olivia's Overlook
Brothers Trail
Yokun Ridge South
Jackson Pond
Stockbridge Boat Launch
Maeder
Stockbridge Bowl (Lake Mahkeenac)
BNRC Reserves in the South Yokun Ridge region include Stevens Glen, Yokun Ridge South (Olivia's Overlook & Brothers Trail), Jackson Pond Boardwalk, and Maeder.
Maintained Trails
BNRC Reserves
BNRC CR*
Other Conserved Land*
N
0 0.5 1
Kilometers
0 0.5 1
Miles
*Public access not guaranteed
Data from MassGIS, recorded plans, BNRC

RESIDENTIAL PROPERTY RECORD CARD 2027

RICHMOND

Situs : 0 STEVENS GLEN ROAD	Map ID: 249/411.0-0048-0000.0	Map: 411.0 Block: 0048 Lot: 0000.0	Card: 1 of 1	Printed: August 5, 2026

CURRENT OWNER

GOSCHA JOHN
656 S. RACE STREET
DENVER CO 80209

GENERAL INFORMATION

Tax Class	TAXABLE	Price	310,000	Road Type	TWO-WAY
NBHD	009.00	Sale Date	06/10/21	Road Condition	GRAVEL
Class	601	Type	Land	Traffic	LIGHT
Calc'd Acres	52.35	Validity	No-Partial	Water	
		Grantor	MERLINI, LEIGH ROSS	Sewer	
		Book/Page	6932 / 237		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	P	130	009.00	RA-C	S	108900	2.5			154,638	Y	R
3	P	130	009.00	RA-C	S	108900	2.5			154,638	N	R
2	R	130	009.00	RA-C	A	******	49.85			389,727	Y	R
4	601	601	009.00	RA-C	A	******	49.85			4,387	N	C

Assessment Information

	Assessed	Cost	Income	Market
Current Land	159,000	159,000	0	544,400
Current Building	0	0	0	0
Current Total	159,000	159,000	0	544,400
Current Net Assessment	159,000			
Prior Year Land	159,000	159,000	0	544,400
Prior Year Building	0	0	0	0
Prior Year Total	159,000	159,000	0	544,400
Prior Year Net Assessment	159,000			

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Entrance Information

Date	ID	Entry Code	Source
08-JAN-25	HS	Extrior-Only	None
19-MAY-24	DG	Extrior-Only	None

RESIDENTIAL PROPERTY RECORD CARD 2027

RICHMOND

Situs : 0 STEVENS GLEN ROAD	Parcel Id: 249/411.0-0048-0000.0	Class: ALL LAND DESIGNATED UNDER C	Card: 1 of 1	Printed: August 5, 2026

Dwelling Information

Style		Year Built	
Story height		Eff Year Built	
Attic		Roof	
Exterior Walls		Foundation	
Masonry Trim		SFLA	

Basement

Basement		# Car Bsmt Gar	
Bsmt Area		Bsmt Grade	
Fin Bsmt Area		Fin Bsmt Grade	
BSMT RecRm Area:			

Heating & Cooling

Heating/AC	
Fuel Type	
System Type	

Fireplaces

Fireplaces	

Room Detail

Bedrooms		Full Baths	
Total Rooms		Half Baths	
Custom Feat 1	-	Extra Fixtures	
# of Custom Feat 1		Kitchen Quality	
Custom Feat 2	-	Bath Quality	
# of Custom Feat 2			

Adjustments

Int vs Ext		Unfinished Area	
		Occupancy	

Grade & Depreciation

Grade		Market Adj	
Condition		Functional	
CDU		Economic	
Cost & Design	0	% Good Ovr	
% Complete		RCNLD	

Dwelling Computations

% Good		Economic	
% Good Override		% Complete	
Functional		C&D Factor	

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee

dcr

Forest Management Plan

Submitted to the Massachusetts Department of Conservation and Recreation for enrollment in CH61/61A/61B and/or Forest Stewardship Program



CHECK-OFFS

CH61	CH61A	CH61B	STEWARDSHIP	Cost Share
cert ☐	cert ☐	cert ☐	new ☐	EEA ☐
recert ☒	recert ☐	recert ☐	renew ☐	Other ☐
amend ☒	amend ☐	amend ☐	Climate ☐	Birds ☐

Plan Change Change in Ownership

Conservation Rest. ☐

CR Holder

Administrative Box

Case No. 249-391

Orig. Case No. BK. 496

Owner ID 312046

Add. Case No. —

Date Rec'd 6.30.23

Plan Period 24-33

Rare Spp. Hab. NO

OWNER, PROPERTY, and PREPARER INFORMATION

RECEIVED JUN 30 2023 11:

Property Owner(s) John Goscha

Mailing Address 656 S. Race Street, Denver CO. 80209

Phone: Marcus: (971)341-8009

Email Address jgoscha@nativevoice.ai marcus@goschainvestments.com

Property Location Town(s) Richmond

Road(s) Stevens Glen Road

Plan Preparer **Nathan A. Tyler and Scott B. Shove, NEWM Inc.**

Mass Forester License# SS: 390

Mailing Address P.O. Box 440

West Stockbridge, MA. 01266

Phone (413) 232-4000

RECORDS

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch61/61A 61B *Excluded* Acres	Ch61/61A 61B **Certified** Acres	Stewshp *Excluded* Acres	Stewshp Acres
411	48	6932	237	52.35	2.5	49.85		
			TOTALS	52.35	2.5	49.85		

Excluded Area Description(s) **(if additional space is needed, continue on separate paper)**

Beginning on the south side of Stevens Glen Road, in the northeastern portion of the woodlot adjacent to Stevens Glen Road, thence S12W, 40' thence S35E, 85' thence S52E, 200' to the northwest corner of the excluded area, thence S14W, 250' thence S8E, 150' thence N88E, 230' thence N28E, 170' thence N50W, 50' thence N32W, 150' thence S78W, 35' thence N52W, 150' back to the northwestern corner of the excluded area. Contains approximately 2.5 acres for the open field and outbuilding.

HISTORY

Year acquired _____ Year Management began _____

Are boundaries marked: Yes ☒ blazed/painted/flagged/signs posted (circle all that apply) No ☐ Partially ☐

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. 2, 3 & 4 Treatment Invasives Eradication & TSI Reason: No Funding

If additional space is needed, continue on separate page)

Previous Management Practices (last 10 years)

Stand #	Cutting Plan #	Treatment	Yield	Acres	Date

Remarks: (if additional space is needed, continue on separate page)

Boundaries are painted in faded red paint, should be located and repainted.

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	1	OH	19.85	11.4"	78	3.9 MBF 6.2 CORDS	58 RO

OH is a northern red oak/hardwoods forest type. This stand is dominated by northern red oak with associated species being red maple. Scattered species include aspen, American beech, white birch, black birch, hickory, black cherry, white ash and eastern hemlock. This stand was harvested approximately 20 years ago with hornbeam, witch hazel, hop hornbeam and sugar maple saplings regenerating in the openings. The overall stand quality and condition is good. Species to manage for here are red oak, red maple, black cherry, black birch and hemlock. The following species quality is from a timber perspective. Red oak, black birch and black cherry quality is fair to good. Red maple and aspen quality is fair and hemlock, white birch, beech and hickory quality is fair to poor. Regeneration in the seedling sized class is beech. Sapling sized regeneration is beech and scattered sugar maple and hemlock. Ground cover is leaf litter, moss and lycopodium. Shrub layer is scattered striped maple, hobblebush, witch hazel, hornbeam and hop hornbeam. Ledge is present. Slope is 5%-40% with a northwesterly aspect. Harvest and management chance are both good. Access is fair to good and drainage is good to very good. The average total tree height is 60' with 70% crown closure. This stand has a management priority of medium. The soil types here are BmE, Berkshire-Marlow association, FcD, Farmington-Rock outcrop complex and LtE, Lyman-Tunbridge association. The desired future condition of this stand is a quality, uneven-aged oak/hardwoods forest type. Species to encourage are red oak, red maple, black birch, hemlock and black cherry. The poor quality understory and stocking should be reduced.

CH61	2	RM	15	10.8"	64	3.4 MBF 4.8 CORDS	60 RM

RM is a red maple forest type. The RM designation will be used here; however this is more of a mixed hardwoods forest type. This stand is dominated by red maple with associated species being sugar maple. Scattered species include aspen, black birch, white birch, black cherry, northern red oak and eastern hemlock in the southeastern section. This stand was harvested roughly 20 years ago with invasive species, witch hazel, hornbeam, hop hornbeam, beech and very scattered black birch saplings regenerating in the openings. The overall stand quality and condition is fair to poor. Species to manage for here are sugar maple, white ash, red maple, black birch, black cherry and red oak. The following species quality is from a timber perspective. White ash, sugar maple and hemlock quality is fair to good. Red oak, black birch and black cherry quality is good. Aspen quality is fair and white birch quality is fair to poor. Invasive species were observed in this stand and consist of dense honeysuckle and scattered euonymus, barberry, multiflora rose and bittersweet. Regeneration in the seedling sized class is beech and scattered hemlock, sugar maple and black birch with light to moderate browse pressure. Sapling sized regeneration is beech and scattered hemlock. Ground cover is leaf litter, maple-leaf-viburnum, Christmas fern and scattered rubus. Shrub layer is hornbeam and scattered hop hornbeam and witch hazel. Slope is 5% with a westerly aspect. Harvest chance is poor and management chance is fair to poor. Access is good and drainage is fair. The average total tree height is 65' with 65% crown closure. This stand has a management priority of high as it is currently underutilized and being over-taken by invasive species. The soil type here is PmC, Peru-Marlow association. The desired future condition of this stand is a quality, even-aged mixed hardwoods forest type. Species to encourage are sugar maple, black birch, black cherry, red oak and hemlock. The invasive species present should be drastically reduced and/or eradicated.

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	3	RM	9	8.9"	76	3.1 MBF 6.4 CORDS	56 RM

RM is a red maple forest type. This stand is dominated by red maple with associated species being black cherry and white ash. Scattered species include sugar maple and white birch. The eastern portion of this stand was harvested roughly 20 years ago with invasive species, hop hornbeam and scattered sugar maple, black birch and black cherry saplings regenerating in the openings. The overall stand quality and condition is fair. Species to manage for here are sugar maple, red maple and black cherry. The following species quality is from a timber perspective. Red maple quality ranges from good to poor. Sugar maple quality is good. Black cherry quality is fair to good and white ash and white birch quality is fair to poor. The white ash stocking is either dead or dying. Invasive species were observed in this stand and consist of honeysuckle and scattered euonymus and barberry in the eastern section. Regeneration in the seedling sized class is beech and scattered black cherry and serviceberry. Sapling sized regeneration is scattered red maple and sugar maple. Ground cover is leaf litter, moss, grasses and scattered wood fern and rubus. Shrub layer is hop hornbeam. Slope is 5%-40% with southerly and westerly aspects. Harvest chance is fair to poor and management chance is fair to good. Access is fair to good and drainage is good. The average total tree height is 65' with 90% crown closure. This stand has a management priority of medium to medium-high. The soil type here is LtE, Lyman-Tunbridge association. The desired future condition of this stand is a quality, even-aged mixed hardwoods forest type. Species to encourage are red maple, sugar maple and black cherry. The invasive species present should be drastically reduced and/or eradicated.

CH61	4	BC	6	10.7"	70	3.4 MBF 6.3 CORDS	58 BC

BC is a black cherry forest type. This stand is dominated by black cherry and sugar maple with associated species being white ash and eastern white pine. The overall stand quality and condition is fair to poor. Species to manage for here are sugar maple, black cherry and scattered white pine. The following species quality is from a timber perspective. Sugar maple and black cherry quality is fair to good. White pine and red maple quality is fair and white ash quality is fair to poor. The white ash stocking is either dead or dying. Invasive species were observed in this stand and consist of dense honeysuckle, bittersweet, euonymus, multiflora rose and scattered barberry and buckthorn. Regeneration in the seedling sized class is invasive species and very scattered black cherry, sugar maple and white ash. Sapling sized regeneration is scattered white ash and American elm. Ground cover is leaf litter, moss, maple-leaf-viburnum, Christmas fern and scattered sensitive fern. Shrub layer is hornbeam and scattered red osier dogwood. Slope is 10%-20% with a southwesterly aspect. Harvest chance is poor and management chance is fair to poor. Access is fair to poor and drainage is fair to poor. The average total tree height is70' with 70% crown closure. This stand has a management priority of high as it is currently underutilized and being over-taken by invasive species. The soil type here is KeB, Kendaia silt loam. The desired future condition of this stand is a quality, even-aged mixed hardwoods forest type. Species to encourage are sugar maple, black cherry and scattered white pine. The invasive species present should be drastically reduced and/or eradicated.

MANAGEMENT PRACTICES
to be done within next 10 years

OBJ	STD NO	TYPE	SILVICULTURAL PRESCRIPTION	AC	TO BE REMOVED		TIMING
					BA/AC	TOT VOL	
CH61			BOUNDARY MAINTENANCE				2023

Currently swome of the property lines contain scattered blazes with faded red paint. All property lines as well as newly ceated lines should be located, blazed and painted.

CH61	2	RM	PEST MANAGEMENT/INVASIVES CONTROL	10	NA	NA	2024

The silvicultural treatment planned for this stand is pest management/invasives control. The main management objective is to provide a favorable environment for quality regeneration to become established. The invasive species present should be drastically reduced and/or eradicated. This should be a high priority as the invasive species are currently over-taking the stand and completely inhibiting any tree species from regenerating. Funding for this treatment may be possible through the Natural Resources Conservation Service (NRCS) and should be covered under the WHIP/EQUIP program.

CH61	3	RM	TIMBER STAND IMPROVEMENT (TSI)	5	NA	NA	2025

The silvicultural treatment planned for this stand is timber stand improvement (TSI). The main objective is to allow for crop tree release as well as provide a favorable environment for quality regeneration to become established. Currently 2"-8" hop hornbeam stocking is present throughout the stand and should be reduced. This can be accomplished by simply felling the hop hornbeam and leaving them on-site. This will release adjacent quality poles from competition and in areas where there are pockets of hop hornbeam, cutting them will provide an environment for regeneration to become established.

CH61	4	BC	PEST MANAGEMENT/INVASIVES CONTROL	5	NA	NA	2024

The silvicultural treatment planned for this stand is pest management/invasives control. The main management objective is to provide a favorable environment for quality regeneration to become established. The invasive species present should be drastically reduced and/or eradicated. This should be a high priority as the invasive species are currently over-taking the stand and completely inhibiting any tree species from regenerating. Funding for this treatment may be possible through the Natural Resources Conservation Service (NRCS) and should be covered under the WHIP/EQUIP program.

Forest Soil Descriptions

Information from "Soil Survey of Berkshire County, Massachusetts"
USDA-SCS 1988

BmE Berkshire-Marlow Association

Steep, extremely stony soil usually found on the sides of hills and mountains. Stones and boulders cover from 1-15% of the surface. Permeability in Berkshire soils is moderate to moderately rapid, and that in Marlow soils is moderate above the substratum and moderately slow to slow in the substratum. The perched seasonal high water table in Marlow soils is at a depth of about two feet in early spring. The available water capacity is high for Berkshire soils and moderate for Marlow soils. The root zone extends into the substratum in Berkshire soils.

Potential productivity is very high for eastern white pine on Berkshire soils and moderate for northern red oak on Marlow soils. The main management concerns are large stones and boulders, slope and the severe erosion hazard. Tree specie to plant is eastern white pine.

FcD Farmington-Rock outcrop complex, 15-35% slopes

The Farmington soil is moderately steep and steep, shallow, and well drained. Rock outcrop consists of areas where limestone bedrock crops out on the surface. Many stones and boulders cover the surface. Permeability in the Farmington soil is moderate. The available water capacity is low. The root zone is restricted by the underlying bedrock at a depth of 8-20". The soil is slightly acid in the surface layer and ranges from slightly acid to mildly alkaline in the subsoil. Most areas of this map unit are woodland. The Farmington soil is generally not suitable for cultivated crops, hay, and pastures because of slope, rock outcrops, and shallow depth to bedrock.

The Farmington soil is poorly suited to use as woodland because of the shallow depth to bedrock, the low available water capacity and slope. Growth and survival are poor. In some areas equipment operations are restricted because of rock outcrops and slope. Thinning is generally not a good practice because windthrow is a moderate hazard. Minimizing soil disturbance and retaining the sponge-like mulch of leaves help to increase to absorption of precipitation, to reduce runoff, and to control erosion. In some areas tree plantings are practical if special practices are used. Tree species to plant is eastern white pine.

KeB Kendaia silt loam, 3-8% slopes

This is a gently sloping, very deep, poorly drained soil in small depressions and in areas around drainageways. Permeability of this Kendaia soil is moderate in the subsoil and slow in the substratum. The available water capacity is moderate. The seasonal high water table is near the surface in winter and early spring. The surface layer is easily tilled under the proper moisture conditions. The root zone is restricted by the seasonal high water table in early spring and by the firm substratum below a depth of about 26". The soil is slightly acid or neutral in the surface layer, slightly acid to mildly alkaline in the subsoil, and mildly alkaline or moderately alkaline in the substratum. Most areas of this soil are used for pasture.

Potential productivity for red maple on this soil is moderate. The main management concerns are the seasonal high water table, high seedling mortality, and windthrow hazard. The low soil strength limits the use of equipment except when the soil is dry or frozen.

LtE Lyman Tunbridge Association, steep, extremely stony.

This soil consists of shallow and somewhat excessively drained Lyman soils and moderately deep, well drained Tunbridge soils. Rock outcrops and many stones and boulders cover the surface. Included with these soils in mapping are areas of rock outcrops and areas of Berkshire soils on steep hillsides and mountainsides. Also included are some poorly drained and very poorly drained mineral and organic soils in depressions or in pockets in the lesser sloping areas. Most soils are well suited for woodland.

Potential productivity for sugar maple on these soils is moderate. Forest management concerns are shallow depth to bedrock and low available water capacity of the soil on slopes. Best species to plant is white pine.

PmC Peru-Marlow Association

Rolling, extremely stony soil that consists of very deep, moderately well drained Peru soils and very deep, well drained Marlow soils. Peru soils are typically on the lower parts of the slopes or in slightly concave areas and Marlow soils are on the upper parts of slopes or in convex areas. Included with these soils in mapping are areas of the poorly drained Pillsbury soils on nearly level slopes and in depressions. Also included are areas of shallow Lyman soils on hillsides and areas of very deep Berkshire soils on hillsides and knolls. Most areas of these soils are woodland.

Permeability of Peru soils is moderate above the substratum and moderately slow or slow in the substratum. Permeability of Marlow soils is moderate above the substratum and moderately slow or slow in the substratum. The seasonal high water table is perched above the substratum for brief periods in winter and spring and after prolonged rains. Potential productivity is moderate for sugar maple on Peru soils and for northern red oak on Marlow soils. The main management concerns are the large stones and boulders on the surface and plant competition.

Signature Page Please check each box that applies.

☒ **CH. 61/61A Management Plan** I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.

☐ **Forest Stewardship Plan.** When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval. I understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.

☐ **Green Certification.** I pledge to abide by the FSC Northeast Regional Standards and MA private lands group certification for a period of five years. To be eligible for Green Certification you must also check the box below.

☐ **Tax considerations.** I attest that I am the registered owner of this property and have paid any and all applicable taxes, including outstanding balances, on this property.

Signed under the pains of perjury:

Owner(s) _____ Date 6/30/23

Owner(s) _____ Date _____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer _____ Date 6/28/2023

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

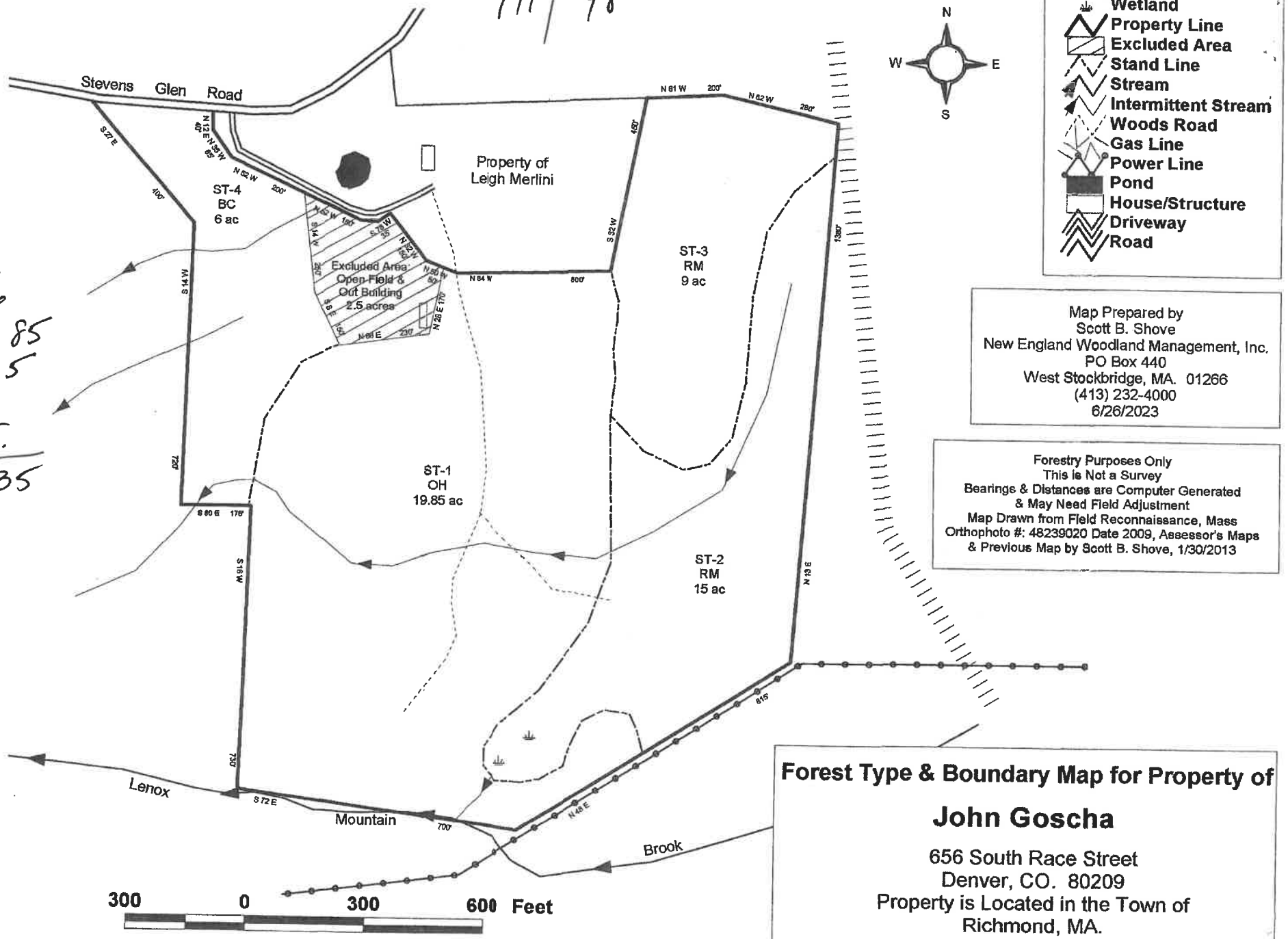
Approved, Service Forester _____ Date 8/28/23

Approved, Regional Supervisor _____ Date 9.8.23

In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A plan within 90 days from the transfer of title to insure continuation of Ch. 61/61A classification.

Owner(s) Goscha Town(s) Richmond

411 / 48



6
19.85
2.5
9
15.
52.35

Map Prepared by
Scott B. Shove
New England Woodland Management, Inc.
PO Box 440
West Stockbridge, MA. 01266
(413) 232-4000
6/26/2023

Forestry Purposes Only
This is Not a Survey
Bearings & Distances are Computer Generated
& May Need Field Adjustment
Map Drawn from Field Reconnaissance, Mass
Orthophoto #: 48239020 Date 2009, Assessor's Maps
& Previous Map by Scott B. Shove, 1/30/2013

Forest Type & Boundary Map for Property of

John Goscha

656 South Race Street
Denver, CO. 80209
Property is Located in the Town of
Richmond, MA.

2021 0097875B
Bk: 6932 Pg: 237 Doc: DEED
Page: 1 of 6 06/10/2021 03:06 PM

QUITCLAIM DEED

PROPERTY ADDRESS: STEVENS GLEN ROAD, RICHMOND, MASSACHUSETTS

I, **LEIGH MERLINI, also known as LEIGH ROSS MERLINI**, being unmarried, of Richmond, Massachusetts, for consideration paid in the amount of **THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($310,000.00)**, grant to **JOHN GOSCHA**, with a mailing address at 656 S. Race Street, Denver, CO 80209, with **QUITCLAIM COVENANTS**, the parcel of land with buildings thereon located in the Town of Richmond, Berkshire County, Massachusetts, bounded and described as follows:

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 06/10/2021 03:06 PM
Ctrl# 041271 26253 Doc# 00978758
Fee: $1,413.60 Cons: $310,000.00

PARCEL ONE:

Beginning at the top of the hill at the northeast corner of "the Nicholson Place", and being also a corner of the "old Steven's homestead"; thence running southerly on the west line of "the six acre lot" to its southwest corner; thence continuing the same course straight 100 rods more or less, to the "Fall Brook"; thence easterly up said brook to land formerly owned by Lyman Stevens; thence southerly to a stake and stones at S.R. Benton's corner; thence easterly to the corner of Henry Werden's land; thence northerly to a stake and stones at another corner of Werden's land at the top of the hill; thence westerly to the place of beginning. Containing 60 acres, more or less, with the buildings thereon. Intending to convey the same premises conveyed to Romanzo Stevens by J. J. Hotchkins by deed recorded in the Berkshire Middle District Registry of Deeds in Book 212, Page 175.

EXCEPTING from the above-named parcel a certain parcel conveyed by Romanzo Stevens to Charles E. Benton, March 10, 1925, and recorded in the Berkshire Middle District Registry of Deeds in Book 426, Page 98.

Also EXCEPTING from the above named parcel of land a certain parcel deeded to Albert W. Barris by deed of John C. Stevens and Almira Stevens which deed is recorded in the Berkshire Middle District Registry of Deeds in Book 492, Page 349 and excepting also from said parcel of land the land deeded by Edwin F. McLaughlin as Trustee the 20th day of August, 1941, to Albert W. Barris, the latter being a conveyance of part of the premises conveyed by John C. Stevens and Almira Stevens to Albert W. Barris recorded in Book 492, Page 349, in the Berkshire Middle District Registry of Deeds.

EXCEPTING, reserving and not conveying out of the above-described premises the following parcels:

1. Land conveyed by Richard E. Ross and Maurine B. Ross to Francis R. Geraci and Karen D. Geraci by deed dated July 1, 1973 and recorded in said Registry of Deeds in Book 940, Page 347.

2. Land conveyed by said Ross to Charles R. Blyth and Birget Foged Blyth by deed dated November 26, 1973 and recorded in said Registry of Deeds in Book 945, Page 145.

3. A parcel of land consisting of 3.9 acres ± bounded and described as follows:

   Beginning at an iron pipe set in a stone wall in the supposedly easterly line of Glen Road which point is approximately 11 feet southerly of a Western Massachusetts Electric pole No. 12; running thence northeasterly along the supposed easterly line of Glen Road and said stone wall 253 feet, more or less, to an iron pipe; running thence S 75° E along a wire fence 660 feet, more or less, to an iron pipe and an intersecting wire fence; running thence S 20° W 250 feet, more or less, along said intersecting iron fence to an iron pipe; running thence N 75° W part of the way along a stone fence 715 feet, more or less, to the point and place of beginning.

4. Land conveyed by deed of said Ross to Olivia Stokes Hatch dated November 26, 1973 and recorded in said Registry of Deeds in Book 945, Page 147.

5. Land conveyed by deed of Laurie Fjeldstad and Leigh Merlini to Derek A. Stern and Jeanne Kolker Stern dated January 3, 1983 and recorded March 16, 1994 in said Registry of Deed in Book 1068, Page 39.

PARCEL ONE being all and the same premises conveyed to Leigh Merlini and Laurie Fjeldstad by deed of Richard E. Ross and Maurine B. Ross dated September 24, 1974, and recorded September 26, 1974 in said Registry in Book 954, Page 775 and also the same premises conveyed to Leigh Merlini by deed of Laurie Fjeldstad dated December 30, 1985 and recorded January 21, 1985 in said Registry in Book 1136, Page 1118.

PARCEL TWO:

Beginning at an iron pipe set in the supposed southerly line of Stevens Glen Road, which iron pipe marks the northwesterly corner of a parcel of land conveyed by Frederick L. Pryor and Millard H. Pryor, Jr. to Richard E. Ross and Maurine B. Ross by deed dated March l0, 1973, and recorded in the Berkshire Middle District Registry of Deeds in Book 935, Page 332; running thence south 72 degrees, 49 minutes, 16 seconds east, along the said supposed southerly line of Stevens Glen Road, a distance of 244.10 feet to an iron pipe marking the northeasterly corner of said land so conveyed by Pryor to Ross, being also the northwesterly corner of a parcel of land conveyed by Mary E. Barris to John V. Grombach by deed dated December 1, 1967, and recorded in the above-mentioned Registry of Deeds in Book 849, Page 392, which parcel of land is now or formerly owned by said Rosses; running thence south 78 degrees, 06 minutes, 00 seconds east, along the said supposed southerly line of Stevens Glen Road, a distance of 55.90 feet to an iron pipe; running thence south 06 degrees, 16 minutes, 57 seconds east, through said land so conveyed to John V. Grombach, a distance of 329.60 feet to an iron pipe set in the easterly line of said land so conveyed to John V. Grombach; running thence south 70 degrees, 17 minutes, 06 seconds east, along remaining land now or formerly of said Rosses, a distance of 423.l6 feet to an iron pipe; running thence south 54 degrees, 31 minutes, 43 seconds east, along remaining land now or formerly of said Rosses, a distance of 80.00 feet to an iron pipe; running thence south 35 degrees, 28 minutes, 22 seconds west, along remaining land now or formerly of said Rosses, a distance of 640.24 feet to an iron pipe; running thence north 78 degrees, 19 minutes, 30 seconds west, along remaining land now or formerly of the said Rosses, and along the northerly line of Parcel Two conveyed by Mary E. Barris to Millard H. Pryor and Frederick L. Pryor by deed dated December 15, 1967, and recorded in the previously mentioned Registry of Deeds in Book 849, Page 417, a distance of 461.67 feet to an iron pipe marking the southwesterly corner of said land so conveyed by Mary E. Barris to John V. Grombach; running thence north 15 degrees, 44 minutes 00 seconds east, along the westerly line of said land so conveyed by Mary E. Barris to John V. Grombach, and being also along the easterly line of Parcel One conveyed by Mary E. Barris to Millard H. Pryor and Frederick L. Pryor by said deed dated December 15, 1967, and so recorded in said Registry of Deeds in Book 849, Page 417, a distance of 714.08 feet to an iron pipe, which iron pipe also marks the most southerly corner of the previously mentioned parcel of land conveyed by Frederick L. Pryor and Millard H. Pryor to said Rosses; running thence North 24 degrees, 46 minutes,

38 seconds west, along remaining land of Frederick L. Pryor and Millard H. Pryor, Jr., a distance of 375.66 feet to the place of beginning.

The above described parcel of land contains 10.30 acres and contains all of the land conveyed by Frederick L. Pryor and Millard H. Pryor, Jr. to Richard E. Ross and Maurine B. Ross by deed dated March 10, 1973, recorded in said Registry in Book 935, Page 332, and a portion of the parcel of land conveyed by John B. Grombach (a/k/a Jean V. Grombach) to Richard E. Ross and Maurine B. Ross known as Parcels I, II, and III in said deed, and is also a portion of the fourth parcel in said deed, and is also a portion of the fourth parcel in said deed from Grombach to Ross, which deed is dated February 17, 1970, and recorded in said Registry in Book 886, Page 332.

Bearings used herein are magnetic bearings taken in 1967 and are consistent with the bearings used in the conveyance from Mary E. Barris to John V. Grombach dated December 1, 1967 and recorded in Berkshire Middle District Registry of Deeds in Book 849, Page 392. These bearings vary slightly from bearings taken in 1970 used in conveyance from Millard H. Pryor and Frederick L. Pryor to Claire M. Pryor by deed dated December 7, 1970, and recorded in said Registry in Book 899, Page 433.

The above-described parcel of land is conveyed subject to all other rights, restrictions, and easements of record that may affect said parcel, particularly the fifteen-foot wide right of way reserved by Frederick L. Pryor and Millard H. Pryor, Jr. in their conveyance to Richard E. Ross and Maurine B. Ross dated March 10, 1973, and recorded in said Registry in Book 935, Page 332& c. See Deed of Pryor to Berskhire Natural Resources Council, Inc. recorded on December 20, 1995 in said Registry in Book 1550, Page 426, said deed specifically excluding the reserved rights, restrictions and easements of record as it related the particular fifteen-foot wide right of way.

PARCEL TWO being all and the same premises conveyed to Leigh Ross Merlini, a/k/a Leigh Merlini by deed of Charles Merlini and the said Leigh Ross Merlini dated February 7, 2003 and recorded February 11, 2003 in said Registry of Deeds in Book 2454, Page 285.

The above-described premises includes Lot 2, containing 1.13 acres of land, as shown on a plan of land entitled "Land Survey Plan Prepared for Leigh Ross Merlini, Stevens Glen Road, Richmond, Massachusetts" prepared by Foresight Land Services, dated May 27, 2020 and recorded in said Registry of Deeds in Plat S-22.

EXCEPTING from the above-described premises, and not hereby conveying, Lot 1, containing 8.01 acres of land, and Lot 3, containing 1,358 square ft., both as shown on said plan of land entitled "Land Survey Plan Prepared for Leigh Ross Merlini, Steven Glen Road, Richmond, Massachusetts" prepared by Foresight Land Services, dated May 27, 2020 and recorded in said Registry of Deeds in Plat S-22.

The above-described premises, or portions thereof, are subject to a Forest Land Tax Lien to the Town of Richmond dated October 28, 1993 and recorded in said Registry of Deeds in Book 1438, Page 812, and Forest Tax Lien to Town of Richmond dated January 21, 2008 and recorded in said Registry of Deeds in Book 3976, Page 336, as the same have been subsequently modified as evidenced by the records of the Town of Richmond, January through May 2021.

Together with the benefit of a Special Permit for a Common Driveway recorded November 30, 2020 in the said Registry of Deeds in Book 6786, Page 165.

Real estate taxes for the current tax period have been apportioned between the parties hereto and the grantees hereby assume and agree to pay the same.

As per M.G.L. c 188 s 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I 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.

WITNESS my hand and seal this 4th day of June, 2021.

LEIGH MERLINI, a/k/a
LEIGH ROSS MERLINI

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS

On this 4th day of June, 2021, before me, the undersigned notary public, personally appeared **LEIGH MERLINI, a/k/a LEIGH ROSS MERLINI**, proved to me through satisfactory evidence of identification which was:

___ driver's license or other state or federal government document bearing a photographic image;
___ oath or affirmation of a credible witness known to me who knows the above signatory; or
X 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 she signed it voluntarily for its stated purpose, as her free act and deed.

ANTHONY G. MASSIMIANO,
Notary Public
My Commission Expires: 11.15.2024

Commonwealth of Massachusetts

Form 11 (Soil Suitability Assessment for On-Site Sewage Disposal) and **Form 12** (Percolation Test)

A. Owner Information:

Owner: John Goscha | Map: **411** | South/downhill

Address: **Stevens Glen Road** | Lot: **48** | ~100' from

Town: **Richmond** | Contact: Matthew Puntin, SK Design | Block Bldg

B. Perc Test Results

Date & Time:	6/25/20 9:10 AM	6/25/20 9:20 AM
Observation Hole:	**Perc #1**	**Perc #2**
Depth of Perc:	40"	42"
Start Pre-Soak:	9:17	9:33
End Pre-Soak:	9:32	9:48
Time @ 12":	9:48	9:53
Time @ 9":	10:38	10:20
Time @ 6":	12:30	11:35
Time (9"-6") minutes:	112 Minutes	75 Minutes
Rate:	**37.3 min/inch**	**25 min/inch**
Passed/Failed:	Pass	Pass

C. Site Information and Soil Summary:

System Type: **New Construction** | Soil Mapping: **904E**, Lyman-Tunbridge Association, steep, extremely stoney

Soil Characteristics: Stoney, moderately rapid permeability, potentially shallow ledge, groundwater generally >6'

Floodplain: Above 100-yr boundary

Current Water Conditions: Below Normal | Month/Year: June 2020

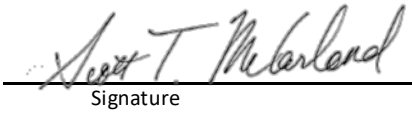
References: MassGIS online mapping- Assessor's Lots, Soils, DEP Priority Resources, Wetlands

Test Pit:	TP-1A	TP-1B	TP-2A	TP-2B
Depth to Redox/high GW:	**28"**	**24"**	**34"**	**26"**
Depth of Natural Soil (feet):	4.7	4.0	5.0	5.8
Upper Boundary (inches):	28	30	24	9
Lower Boundary (inches):	84	78	84	78

Comments: New construction on undeveloped lot. Provide for surface water drainage around the SAS. Soils in this area are distinctly different from soils in the TP-3/TP-4 area. SAS design sizing for this location should be based on soil data for this area.

D. Certification:

Soil Evaluator: Scott T. McFarland | License #: SE 2902 | Date of SE Exam: 11/9/04



Signature | July 20, 2020 Date

BOH Witness: John Olander | Town: Richmond

I certify that I am curently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise, and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated on the attached soil evaluation form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Commonwealth of Massachusetts

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

1. Location: **Stevens Glen Rd, Map 411 Lot 48**

Date: June 25, 2020

Weather: Sunny , ~75º F

			Groundwater:	Weeping	Standing	Redox
Deep Holes:	8:40 AM	**TP-1A**		None to 84"	None to 84"	**28"**
	10:15 AM	**TP-1B**		None to 78"	None to 78"	**24"**

2. Land Use: Meadow/edge of woods Stones: None observed Slope: ~3-8% Vegetation: grass

Landform: Till ridge Landscape Position: Footslope

3. Distances From: Open Water: >200' Drainage way: >25' Property Line: >50' DW Well: >200' Possible Wet Area: >100'

4. Parent Material: Glacial till Unsuitable Materials Present: C1 soil in TP-1A and TP-1B; to be stripped w/ A & B if area used.

Depth (inches)	Soil Horizon/ Layer	Soil Matrix Color	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Comments
			Depth	Color	%		Gravel	Cobbles			
TP-1A											
0-9	A	10 YR 3/3	None			Sandy Loam	5	<5	Granular	Very Friable	
9-17	Bw	10 YR 4/4	None			Sandy Loam	10	<5	Week Sub-Angular blocky	Friable	
17-28	C1	2.5 Y 5/2	None			Silt Loam	<5	<5	Massive	Friable	Strip to 28"
28-84	C2	2.5 Y 5/3	**28"**	7.5 YR 4/6 2.5 Y 6/2	15% 20%	Gravelly Sandy Loam	15	5	Massive	Friable	
TP-1B											
0-8	A	10 YR 3/3	None			Sandy Loam	5	<5	Granular	Very Friable	
8-22	Bw	10 YR 4/4	None			Sandy Loam	10	<5	Week Sub-Angular blocky	Friable	
22-30	C1	2.5 Y 5/2	**24"**	7.5 YR 4/6 2.5 Y 7/2	10% 20%	Gravelly Silt Loam	<5	<5	Massive	Friable	Strip to 30"
30-78	C2	2.5 Y 5/3		7.5 YR 4/6 2.5 Y 6/2	15% 20%	Gravelly Sandy Loam	15	10	Massive	Friable	

Additional Notes: Strip A, B and C1 if SAS installed in this area to remove C1 (Silt Loam). Perc was run in the C2 layer.

Commonwealth of Massachusetts

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

1. Location: **Stevens Glen Rd, Map 411 Lot 48**

Date: June 25, 2020

Weather: Sunny , ~75º F

			Groundwater:	Weeping	Standing	Redox
Deep Holes:	9:00 AM	**TP-2A**		None to 84"	None to 84"	**34"**
	9:30 AM	**TP-2B**		None to 78"	None to 78"	**26"**

2. Land Use: Meadow/edge of woods Stones: None observed Slope: ~3-8% Vegetation: grass

Landform: Till ridge Landscape Position: Footslope

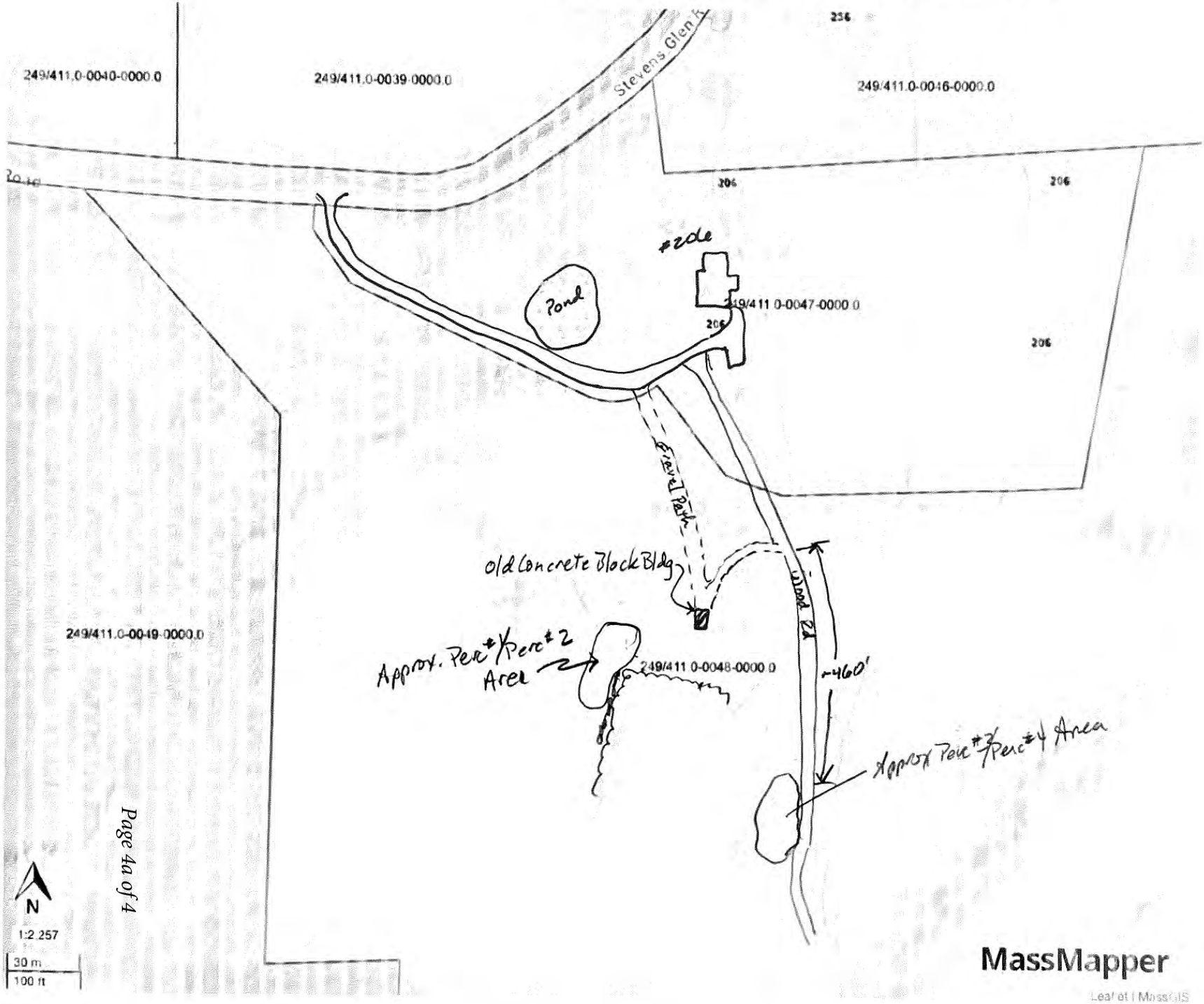
3. Distances From: Open Water: >200' Drainage way: >25' Property Line: >50' DW Well: >200' Possible Wet Area: >100'

4. Parent Material: Glacial till Unsuitable Materials Present: No

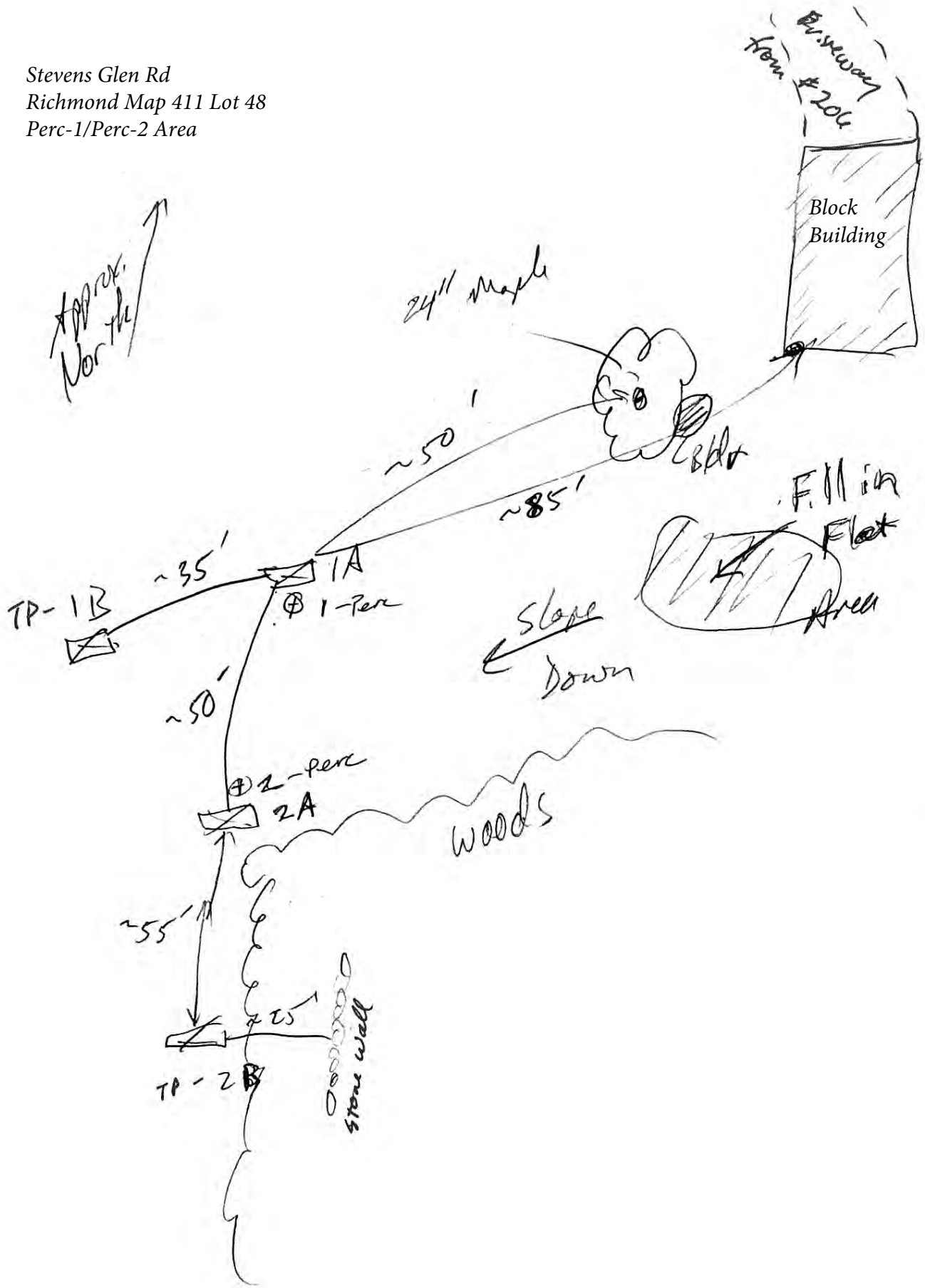
Depth (inches)	Soil Horizon/ Layer	Soil Matrix Color	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Comments
			Depth	Color	%		Gravel	Cobbles			
TP-2A											
0-14	A/Fill	10 YR 3/3	None			Sandy Loam	10	5	Granular	Friable	
14-24	Aold	10 YR 3/2	None			Sandy Loam	5	<5	Granular	Very Friable	strip to 24"
24-34	Bw	10 YR 4/4	None			Sandy Loam	10	5	Week Sub-Angular blocky	Friable	
34-84	C	2.5 Y 5/3	**34"**	7.5 YR 5/8 2.5 Y 6/2	10% 15%	Gravelly Sandy Loam	20	10	Massive	Friable	Roots to 48"
TP-2B											
0-9	A	10 YR 3/2	None			Sandy Loam	10	5	Granular	Very Friable	
9-78	C	2.5 Y 4/3	**26"**	7.5 YR 4/6 2.5 Y 6/2	5% 10%	Very Gravelly Sandy Loam	30	15	Massive	Friable	Roots to 30"

Additional Notes:

Stevens Glen Rd M411 L48



Stevens Glen Rd
Richmond Map 411 Lot 48
Perc-1/Perc-2 Area



Commonwealth of Massachusetts

Form 11 (Soil Suitability Assessment for On-Site Sewage Disposal) and **Form 12** (Percolation Test)

A. Owner Information:

Owner: John Goscha | Map: **411** | South/uphill

Address: **Stevens Glen Road** | Lot: **48** | ~400' from

Town: **Richmond** | Contact: Matthew Puntin, SK Design | Block Bldg

B. Perc Test Results

Date & Time:	6/25/20 11:00 AM	6/25/20 11:40 AM
Observation Hole:	**Perc #3**	**Perc #4**
Depth of Perc:	41"	37"
Start Pre-Soak:	11:15	11:50
End Pre-Soak:	11:30	12:05
Time @ 12":	11:48	12:08
Time @ 9":	12:00	12:15
Time @ 6":	12:27	12:30
Time (9"-6") minutes:	27 Minutes	15
Rate:	**9 min/inch**	**5 min/inch**
Passed/Failed:	Pass	Pass

C. Site Information and Soil Summary:

System Type: **New Construction** | Soil Mapping: **904E**, Lyman-Tunbridge Association, steep, extremely stoney

Soil Characteristics: Stoney, moderately rapid permeability, potentially shallow ledge, groundwater generally >6'

Floodplain: Above 100-yr boundary

Current Water Conditions: Below Normal | Month/Year: June 2020

References: MassGIS online mapping- Assessor's Lots, Soils, DEP Priority Resources, Wetlands

Test Pit:	TP-3A	TP-3B	TP-4A	TP-4B
Depth to Redox/high GW:	**25"**	**24"**	**28"**	**24"**
Depth of Natural Soil (feet):	5.8	4.7	5.0	5.7
Upper Boundary (inches):	6	4	7	6
Lower Boundary (inches):	76	60	67	74

Comments: New construction on undeveloped lot. Provide for surface water drainage around the SAS. Keep SAS centered over test pits as there is shallow ledge in the surrounding area. Soils in this area are distinctly different from soils in the TP-1/TP-2 area. SAS design sizing for this location should be based on soil data for this area.

D. Certification:

Soil Evaluator: Scott T. McFarland | License #: SE 2902 | Date of SE Exam: 11/9/04



Signature | July 20, 2020 Date

BOH Witness: John Olander | Town: Richmond

I certify that I am curently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise, and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated on the attached soil evaluation form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Commonwealth of Massachusetts

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

1. Location: **Stevens Glen Rd, Map 411 Lot 48**

Date: June 25, 2020

Weather: Sunny , ~75º F

			Groundwater:	Weeping	Standing	Redox
Deep Holes:	11:00 AM	**TP-3A**		None to 76"	None to 76"	**25"**
	10:50 AM	**TP-3B**		None to 60"	None to 60"	**24"**

2. Land Use: Wooded Stones: about 100' from ledge Slope: ~5-15% Vegetation: Hemlock, oak

Landform: Till ridge/shallow to ledge Landscape Position: Shoulder

3. Distances From: Open Water: >200' Drainage way: >50' Property Line: >50' DW Well: >200' Possible Wet Area: >100'

4. Parent Material: Glacial till/Possible ledge Unsuitable Materials Present: No

Depth (inches)	Soil Horizon/ Layer	Soil Matrix Color	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Comments
			Depth	Color	%		Gravel	Cobbles			
TP-3A											
0-6	A	10 YR 3/3	None			Sandy Loam	5	5	Granular	Very Friable	
6-25	Bw	10 YR 4/6	None			Sandy Loam	10	5	Week Sub-Angular blocky	Friable	
25-76	C	2.5 Y 5/3	**25"**	7.5 YR 4/6 2.5 Y 6/2	5% 10%	Gravelly Sandy Loam	20	10	Massive	Firm in Place Friable in Hand	Roots to 60"
TP-3B											
0-4	A	10 YR 3/3	None			Sandy Loam	5	5	Granular	Very Friable	
4-23	Bw	10 YR 4/6	None			Sandy Loam	10	5	Week Sub-Angular blocky	Friable	
23-60	C	2.5 Y 4/3	**24"**	7.5 YR 4/6 2.5 Y 6/2	5% 10%	Gravelly Sandy Loam	20	10	Massive	Firm in place Friable in Hand	Few roots to 40"
>60	Ledge-Schist										

Additional Notes: Keep SAS centered over test pits due to potentially shallow ledge in the surrounding area.

Commonwealth of Massachusetts

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

1. Location: **Stevens Glen Rd, Map 411 Lot 48**

Date: June 25, 2020

Weather: Sunny , ~75º F

			Groundwater:	Weeping	Standing	Redox
Deep Holes:	11:30 AM	**TP-4A**		None to 67"	None to 67"	**28"**
	11:45 AM	**TP-4B**		None to 74"	None to 74"	**24"**

2. Land Use: Wooded Stones: about 100' from ledge Slope: ~5-15% Vegetation: Hemlock, oak

Landform: Till ridge/shallow to ledge Landscape Position: Shoulder

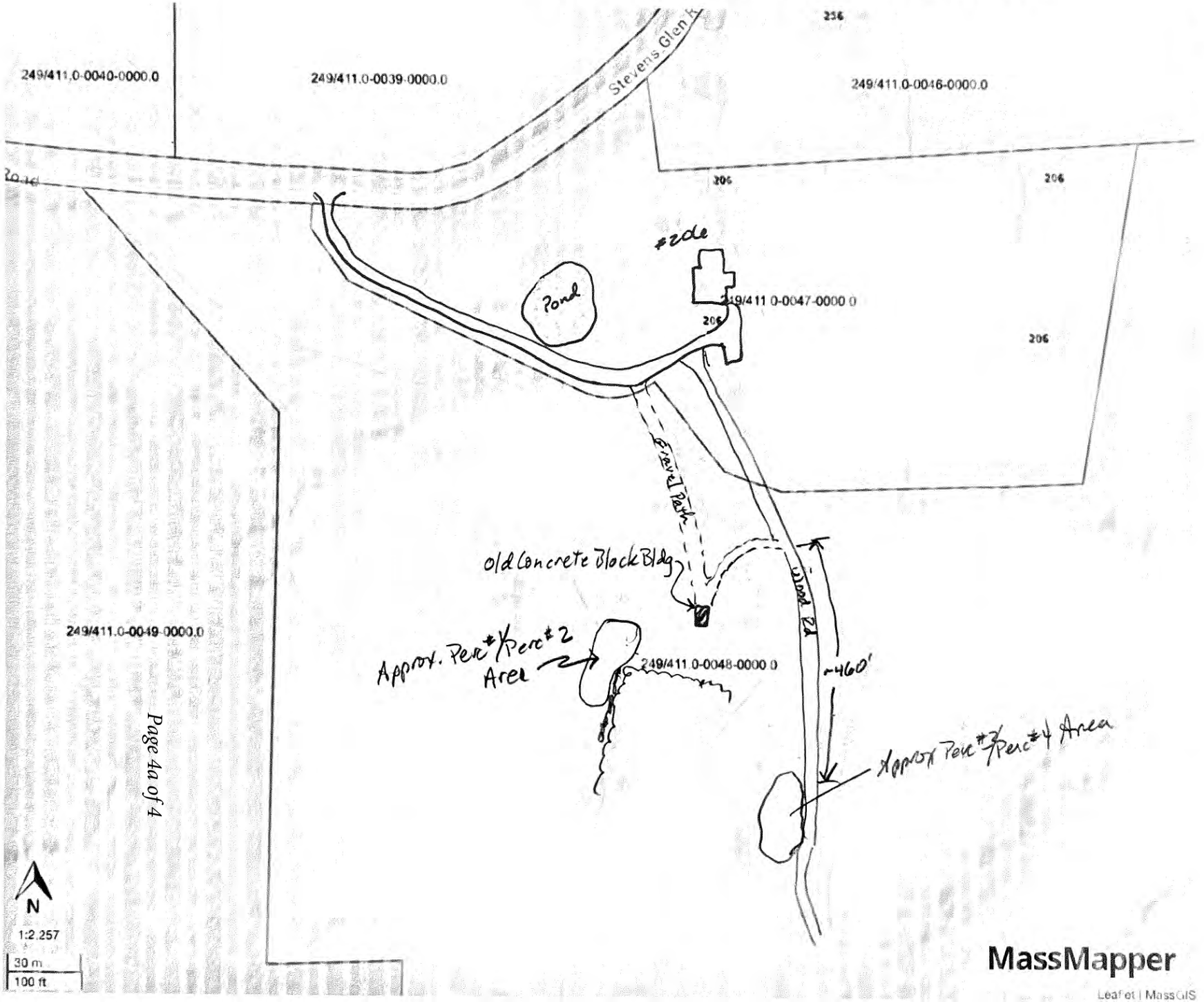
3. Distances From: Open Water: >200' Drainage way: >50' Property Line: >50' DW Well: >200' Possible Wet Area: >100'

4. Parent Material: Glacial till/Possible ledge Unsuitable Materials Present: No

Depth (inches)	Soil Horizon/ Layer	Soil Matrix Color	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Comments
			Depth	Color	%		Gravel	Cobbles			
TP-4A											
0-7	A	10 YR 3/3	None			Sandy Loam	5	5	Granular	Very Friable	
7-23	Bw	10 YR 4/4	None			Sandy Loam	10	5	Week Sub-Angular blocky	Friable	
23-67	C	2.5 Y 5/3	**28"**	7.5 YR 4/6 2.5 Y 6/2	5% 5%	Very Gravelly Sandy Loam	25	10	Massive	Firm in Place Friable in Hand	Few roots to 40"
>67	Ledge-Schist										
TP-4B											
0-6	A	10 YR 3/3	None			Sandy Loam	5	5	Granular	Very Friable	
6-15	Bw	10 YR 4/4	None			Sandy Loam	10	5	Week Sub-Angular blocky	Friable	
15-74	C	2.5 Y 4/3	**24"**	7.5 YR 4/6 2.5 Y 5/2	5% 10%	Gravelly Sandy Loam	20	10	Massive	Firm in place Friable in Hand	Few roots to 52"

Additional Notes: Keep SAS centered over test pits due to potentially shallow ledge in the surrounding area.

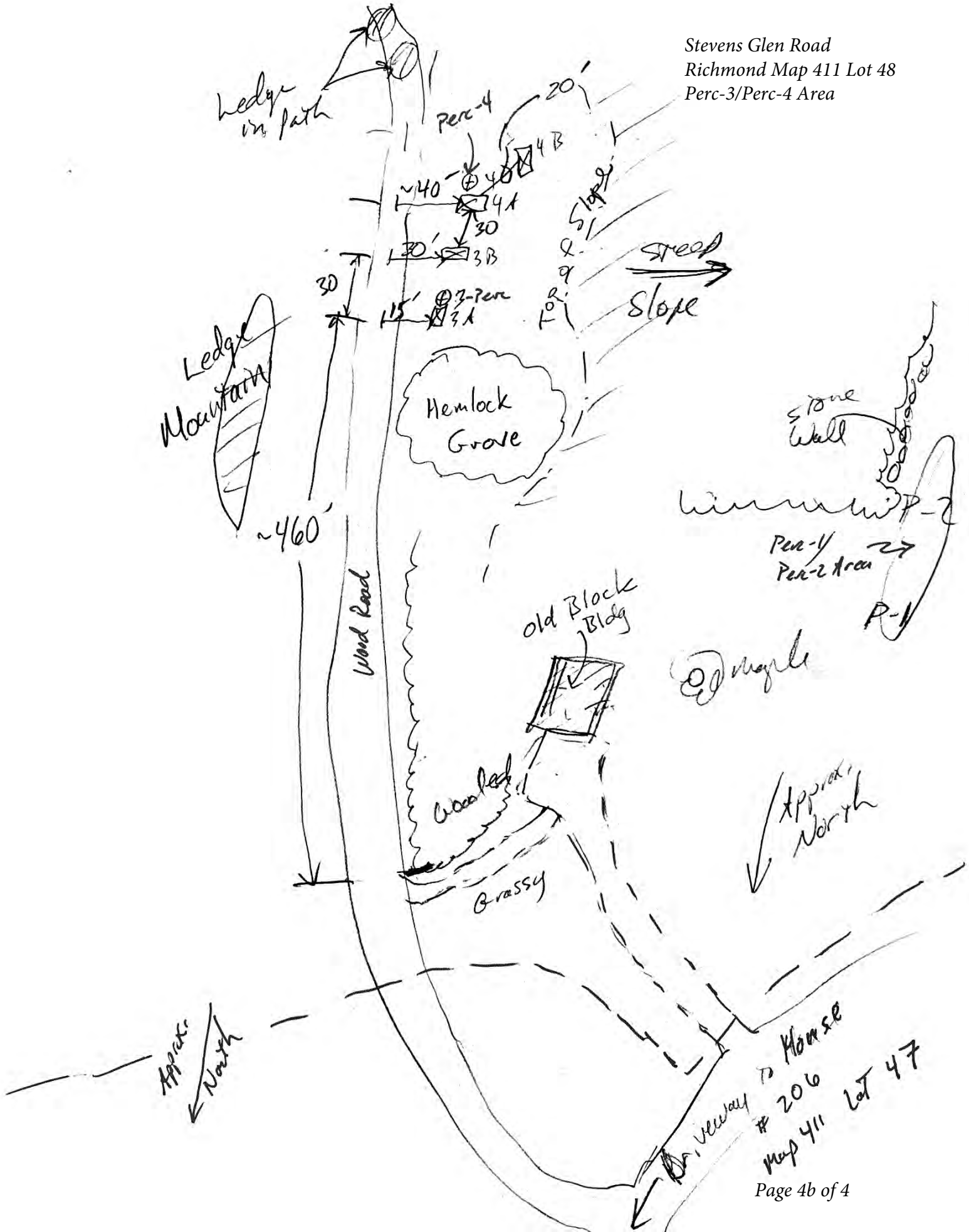
Stevens Glen Rd M411 L48



Property Tax Parc
Labels

Property Tax Parc

Stevens Glen Road
Richmond Map 411 Lot 48
Perc-3/Perc-4 Area



2021 0097759
Bk: 6932 Pg: 243 Doc: AGMT
Page: 1 of 9 06/10/2021 03:06 PM

EASEMENT AND LAND USE AGREEMENT

Property Address: Stevens Glen Road, Richmond, Massachusetts

OWNERS OF RECORD: Leigh Merlini also known as Leigh Ross Merlini ("Merlini")
Berkshire Middle District Registry of Deeds Book 954, Page 775,
Book 1136, Page 1118 and Book 2454, Page 285 and
John Goscha ("Goscha")
Berkshire Middle District Registry of Deeds in
Book 6932, Page 237,
also collectively Merlini and Goscha may be referred to herein as
"Owners".

GRANTS:

Merlini for the mutual covenants set forth herein and the consideration paid of Ten and 00/100 ($10.00) Dollars grants to Goscha, his successors and assigns, the perpetual right and easement to use in common with Merlini that portion of the land of Merlini located in the Town of Richmond, Berkshire County, Commonwealth of Massachusetts shown on a plan entitled "Sketch of Easements Prepared for Leigh Ross Merlini, Stevens Glen Road, Richmond, Massachusetts, Scale 1" = 300'," which plan was prepared by Foresight Land Services,

Engineering, Surveying, Planning and is attached hereto and incorporated herein by reference as Exhibit A (the "Sketch Plan"), and being shown as "Right of Way Easement" on the Sketch Plan (the "Right of Way"), which Right of Way shall be measured from Stevens Glen Road to the "Y" intersection that splits between the access to Merlini's residence on Merlini's Remaining Property (as hereinafter defined) and the access to Goscha's land, and shall be for ingress and egress, to Goscha's land in Book 6932, Page 237, including the installation, maintenance and replacement of conduits for water, sewers, and storm water, utility lines such as those for gas, electricity, telephone, cables, and telecommunication services, and any similar uses or extensions thereof. As a part of said Right of Way, Goscha, his successors and assigns, is granted the right to use existing utility poles and conduits in addition the right to install new utility poles and conduits. The servient estate is the land owned by Merlini ("Merlini's Remaining Property") shown as Lots 1 and 3 on a plan entitled Land Survey Plan Prepared for Leigh Ross Merlini, Stevens Glen Road, Richmond, Massachusetts, Scale 1" = 60', Date: May 27, 2020" which plan was prepared by Foresight Land Services, Engineering, Surveying, Planning and is recorded in the Berkshire Middle District Registry of Deeds in Plat S-22 (the "Survey Plan"). The Right of Way is a perpetual, appurtenant easement to all land owned by Goscha, his successors and assigns, including after acquired property.

Merlini and Goscha, their successors and assigns, whether or not it shall be so expressed in his/her/its deed, are deemed to covenant and agree to be subject to the terms of this Agreement and to share equally the costs arising from maintenance, including the removal of snow and ice, restoration, and reconstruction of the Right of Way. Maintenance shall include re-grading as required due to frost heaves, wash outs and potholes and said re-grading shall occur as necessary but not less often then every three (3) years, unless otherwise mutually agreed by Merlini and

Goscha, their successors and assigns; provided that if Goscha, his successors and assigns, desires to perform such maintenance more often than every three (3) years, then Goscha, his successors and assigns, may do so at his or their sole cost and expense, upon prior written notice to Merlini, her successors and assigns. Reasonable efforts shall be undertaken by Merlini and Goscha, their successors and assigns, to maintain the composition and character of the Right of Way as that of a gravel or similar aggregate road.

Merlini grants to Goscha, his successors and assigns, the right to maintain the "Pond" shown as "Pond Easement" on the Sketch Plan. Maintenance of the Pond includes the right, but not the obligation, to clear trees, undergrowth, removal of all invasive species and the right to plant native plants. Maintenance also includes the right to maintain the Pond including the right to dredge inlets and outlets so as to restore and maintain healthy water conditions within the Pond. No maintenance to the Pond will be conducted without the approval of the Town of Richmond and the Commonwealth of Massachusetts, as applicable, and upon prior written notice to Merlini, her successors and assigns, whose approval shall also be required but not unreasonably withheld or delayed. All such maintenance work shall be at the sole cost and expense of Goscha, his successors and assigns.

Merlini grants to Goscha, his successors, and assigns, the right to plant a native screen ("the Screen") with the intent of minimizing the view of the structure on 256 Stevens Glen Road from the Right of Way. Goscha shall be permitted to install, maintain, restore and replant the native screen in the approximate area designated as "Screen Easement" on the Plan. The Screen will be comprised of trees native to New England. Merlini grants to Goscha, his successors and assigns a limited easement to access the area of the Screen Easement for purposes of installation, maintenance, restoration, replanting and, as applicable, cultivation. The final location of the

Screen shall be subject to mutual agreement between Goscha and Merlini and once so located and planted, it shall become the become final permanent location of the Screen

In consideration of the granted rights relative to the installation and maintenance of the Screen and the Pond on Merlini's property, Goscha for himself and his successors and assigns, hereby agrees to defend, indemnify and hold harmless Merlini, her successors and assigns, from any and all debts, demands, actions, causes of action, suits, accounts, covenants, contracts, agreements, damages and any and all claims, demands and liabilities whatsoever of every name and nature, both at LAW and in EQUITY, made by or on behalf of any person, for personal injury or death against Merlini, her successors and assigns, arising from access to the Merlini land for the purposes set forth in the two preceding paragraphs.

Goscha for the mutual covenants set forth herein and the consideration paid of Ten and 00/100 ($10.00) Dollars grants to Merlini, her successors and assigns, a View Easement in the area shown as the "View Corridor/View Easement" (the "View Corridor") on the Sketch Plan. SJ covenants that no structures shall be erected in the View Corridor without the prior written consent of Merlini, her successors and assigns. Existing and naturally occurring trees and plants may be permitted to grow naturally within the View Corridor. Notwithstanding the foregoing, Goscha shall have the right to place utility pole(s) in the southern portion of the View Corridor and to rebuild and renovate the existing structure located in the View Corridor and shown on the Plan. The right to rebuild and renovate the existing structure shall include the right to build a new structure on the existing footprint which shall primarily be used as a garage for the storage of vehicles and other personal property and shall be in an architectural style of a rustic wooden barn. The plans for said structure shall be subject to the written approval of Merlini, her successors and assigns, whose approval shall not unreasonably be withheld. The View Easement

shall be a perpetual appurtenant easement to benefit all land owned by Merlini, her successors and assigns.

Goscha grants to Merlini a limited personal easement for the benefit of Merlini, her children and grandchildren and their invitees the right to walk the trails to the gorge located on Goscha's property. This grant is limited to Merlini's life and the lives of Merlini's child(ren) and grandchild(ren) provided Merlini's Remaining Property, or any portion thereof, is then owned by Merlini or by a child(ren) or grandchild(ren) of Merlini. In consideration of the granted right to use the trails on Goscha's property, Merlini, for herself and her successors and assigns, hereby agrees to defend, indemnify and hold harmless SJ, its heirs and assigns, from any and all debts, demands, actions, causes of action, suits, damages and any and all claims, demands and liabilities whatsoever of every name and nature, both at LAW and in EQUITY, made by or on behalf of any person, for personal injury or death against Goscha, his successors and assigns, arising from the use of the trails and limited access to Goscha's property by Merlini, her children and grandchildren and their invitees.

RESTRICTIVE COVENANTS; MISCELLANEOUS PROVISIONS.

1. The rights and benefits of the Agreement and use of the Right of Way shall not be severed from the ownership of a lot.

2. The Right of Way may be used for all purposes of a Way.

3. An Owner may not obstruct the use and access of the Right of Way, including the installation of gates.

4. With the exception of the renovation of Merlini's residence and the Goscha structure in the View Corridor, new structures, if any, shall be sited at strategic locations as is reasonably practical to prevent said structures from being visible from other existing structures. Tree lines and natural terrain shall be used whenever reasonably practical as natural screening to effectuate privacy and separation.

5. All exterior lighting shall be either indirect lighting or controlled focus and intensity so as not to unreasonably disturb abutters. Exterior lighting shall not be on continuously for the overnight period.

6. This Agreement shall be governed exclusively by the provisions hereof and by the laws of the Commonwealth of Massachusetts, as the same may from time to time exist.

7. This Agreement is fully integrated and is a statement of the parties' terms relative to the matters set forth herein.

IN WITNESS WHEREOF, the Agreement is executed under seal this 4th day of June, 2021.

Leigh Merlini, also known as
Leigh Ross Merlini

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss

On this 4th day of June, 2021, before me, the undersigned notary public, personally appeared Leigh Merlini, also known as Leigh Ross Merlini, proved to me through satisfactory evidence of identification, which was

___ driver's license or other state or federal government document bearing a photographic image;

___ oath or affirmation of a credible witness known to me who knows the above signatory; or

_X_ 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 she signed it voluntarily for the stated purposes, as her free act and deed.

ANTHONY G. MASSIMIANO,
Notary Public
My Commission Expires: 11.15.2024

IN WITNESS WHEREOF, the Agreement is executed under seal this 6th day of June, 2021.

John Goscha

STATE OF COLORADO

County of DENVER, ss

On this 6th day of JUNE, 2021, before me, the undersigned notary public, personally appeared John Goscha, proved to me through satisfactory evidence of identification, which was

X driver's license or other state or federal government document bearing a photographic image;

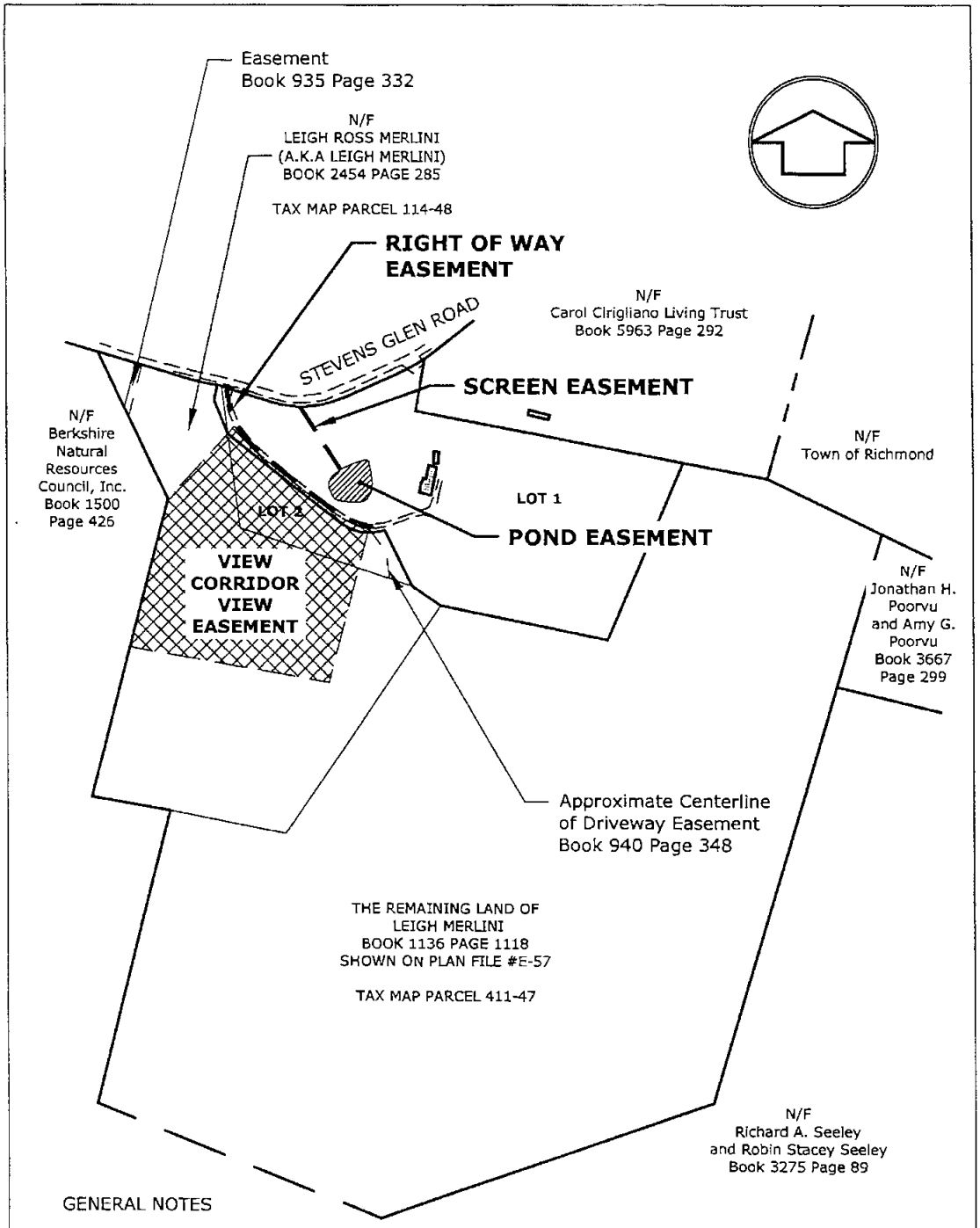
___ oath or affirmation of a credible witness known to me who knows the above signatory; or

___ 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 the stated purposes, as his free act and deed.

Notary Public
My Commission Expires: 7-20-2024

RUBY WELCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204024736
MY COMISSION EXPIRES 07/20/2024



GENERAL NOTES

1. This sketch of easements is intended solely to represent the easement locations on the subject property.
2. Unless otherwise noted hereon, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. The parcels shown are further referenced to the Town of Richmond Tax Map Parcel Is numbers 114-47 and 114-48.

GRAPHIC SCALE

0 150 300 600

(SCALE IN FEET)
1 inch = 300 ft.

SKETCH OF EASEMENTS
Prepared For
LEIGH ROSS MERLINI
STEVENS GLEN ROAD
RICHMOND MASSACHUSETTS.

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: 413-496-1880 FAX: 413-499-2607 WWW.FORESIGHTLAND.COM

Berkshire Middle District Registry of Deeds

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Number of Pages(including cover sheet)	: 6
Receipt Number	: 160974
Recording Fee	: $105.00

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

Notice of Decision of Planning Board
Town of Richmond, Massachusetts
Special Permit
John Goscha at 206 Stevens Glen Road

The Planning Board convened a public hearing on October 13, 2020, regarding the petition for a Special Permit to convert an existing driveway to a common driveway. The petition was presented by SK Design Group, Inc., on behalf of John Goscha. The driveway would serve two lots at 206 Stevens Glen Road (Map 411, Lot 47).

The at a Planning Board meeting on October 13, 2020 the Board granted the special permit with the stipulation that an application for a building permit would be accompanied by a plan for the maintenance of said driveway.

Filed this 19th day of October 2020 with the Richmond Town Clerk and Submitted by John Hanson, Planning Board Chairman

Signed John Hanson,
Chairman

I certify that 20 days have elapsed since the decision was filed with my office and that no appeal has been filed

Angela Garrity, Town Clerk

11/16/2020
Date

RICHMOND PLANNING BOARD

FINDINGS: PURSUANT TO SECTIONS 6.3.4 AND 6.7.3 OF THE ZONING BY-LAW

COMMON DRIVE PERMIT REQUEST BY: John Goscha

FINDINGS: PURSUANT TO SECTIONS 6.3.4 OF THE ZONING BY-LAW

a. Is in compliance with all provisions and requirements of the By-law, and in harmony with its general purpose and intent.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

b. Is not undesirable or does not substantially derogate from the public good or convenience at the proposed location.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

c. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

d. Will not create undue traffic congestion or unduly impair pedestrian safety.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

e. Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to hazards affecting public health, safety or welfare.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

FINDINGS: PURSUANT TO SECTIONS 6.7.3 OF THE ZONING BY-LAW

a. All the requirements of Section 6.7.1, if applicable, shall be satisfied.

Discussion:

Votes: Mr. Hanson: yes Mr. Bell: yes Ms. Keenum: yes

b. Common driveways can never be used to satisfy zoning frontage requirements. Each lot served shall have frontage requirements under this By-Law

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

c. Common driveways shall provide access to the lots from the way on which the lots served have their frontage and must observe a 25-foot setback from the sideline which the lot of origin shares with a lot not served by the common driveway.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

d. No common driveway shall be located within 100 feet of an intersection of public ways.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

e. The design of any driveway shall, in the opinion of the Planning Board, assure adequate safety for emergency vehicles including fire and police vehicles.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

f. All common driveways and driveways with a maximum grade of more than ten percent shall meet the following design requirements:

1. Driveways shall be located to the best advantage with regard to alignments with the way, profile, sight distance conditions and the like. In no instance shall the driveway intersect the way at less than a sixty-degree angle.

2. Culverts taking the place of roadside ditches shall have a diameter of not less than fifteen (15) inches. A larger diameter may be required. All culverts installed under any driveway shall become the property owner's responsibility for cleaning, maintenance, and replacement when needed.

3. The elevation of driveways at the point of entry into the public right of way should be not more than the elevation of the shoulder of the road.

4. Driveways should be so constructed that water from the driveway shall not drain onto the crown of the road.

5. In no instance shall the edge of the driveway entering onto the road conflict with the flow of surface water runoff.

6. Individual driveways should not be less than eight (8) feet nor more than sixteen (16) feet in width within the town right of way. Any curb at the entrance shall be rounded off with a radius of three (3) feet.

7. Wherever possible, driveways should be pitched downward from the roadway. However, where topography prevents the driveway from being pitched downward in its entirety, the driveway must be constructed on a downgrade from the road surface to the sideline of the town right of way with a pitch of at least one quarter (1/4) inch per foot. From the sideline the driveway may be pitched toward the roadway; however, in no instance shall a driveway have a pitch toward the roadway of greater than one (1) inch per foot, unless adequate provisions have been made and approved by the Road Superintendent for the diversion of driveway surface runoff away from the roadway. The Road Superintendent may require methods of diversions for driveways having a pitch of less than one (1) inch per foot if the proposed driveway construction will result in an excess accumulation of surface water in the way.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

g. All work shall be inspected, during and after construction, by the Road Superintendent. The Planning Board may halt any work not done in accordance with this by-Law and the approved plan.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

h. In addition to the granting of a special permit, the Planning Board shall endorse its approval on a plan of land showing the location of the common driveway, which plan shall be recorded in the Registry of Deeds.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

i A covenant shall be entered into between the owner or developer and the town in a form acceptable to the Planning Board of the Town of Richmond prohibiting the sale of lots and erection of buildings except for lots approved and/or buildings erected prior to the adoption of this By-Law, until such time as the common driveway has been constructed in accordance with the approved plan.

Discussion: The petition for a special permit requests a waiver of this provision. Mr. Hanson agreed that because the existing driveway will become the proposed driveway, this covenant may be waived.

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

j. The application for a common driveway must be accompanied by a plan for maintenance of said driveway.

Discussion: The petition for a special permit requests a waiver of this provision. Mr. Hanson said that although the approval of this petition for a special permit could waive this requirement, he advised that approval of any plan to build a new portion of the driveway as part of a plan to develop the lots would probably be contingent on a covenant for the maintenance of the common driveway.

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

k. The Planning Board may consult the Road Superintendent for advice on any part of Section 6.7.3.

Discussion:

Votes: Mr. Hanson: Yes Mr. Bell: Yes Ms. Keenum: Yes

Signed: John Hanson, Chairman

Date: October 19,2020

Berkshire Middle Registry of Deeds - END OF DOCUMENT