



35-37 INTERLAKEN ROAD

A RESORT COMMUNITY

APRIL 17, 2025 - AGENDA

- 1. Changes to Project**
- 2. Peer Review Report**
- 3. Next Steps & Timeline**

CHANGES TO PROJECT


- 1. Substantial Redesign of Parking**
 - Reduction in total parking
 - Substantial reduction in lawn parking
 - Higher percentage of remaining parking in garages
- 2. Increased Landscaping and Screening**
- 3. Eliminated Building**
- 4. Refined Building Design and Placement**

PRIOR SITE PLAN



NEW SITE PLAN





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-433-8000
info@hawkdesigninc.com

DATE: 04/16/2025

REVISIONS:

| Rev. | Date | Description |
|------|------|-------------|
| | | |

Stockbridge Resort

95-97 Interden Road, Stockbridge Massachusetts

Drawn By: JM Checked By: DH

Illustrative Site Plan

Scale: 1" = 60'-0"

Sheet: **L1.0**

0 60 120 180 Feet
SCALE: 1" = 60'
Base information provided electronically by:
DH Design Group, Inc. of Pittsfield, MA

CHANGES TO SITE PLAN – FRONT LAWN

Eliminated Front Lawn Parking and Fencing

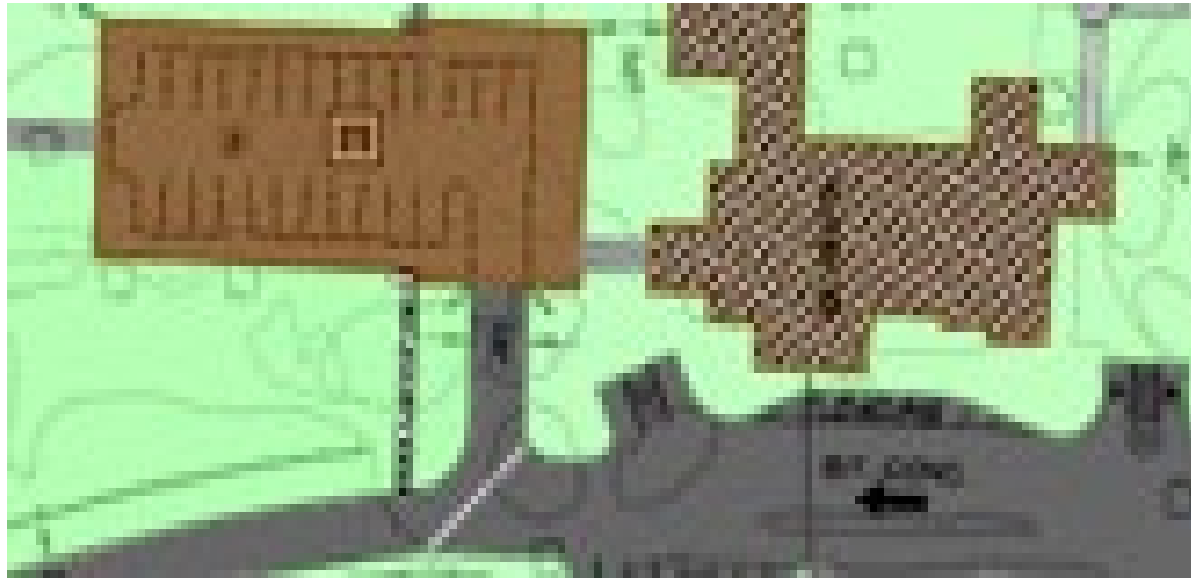


Added Landscaping and Screening

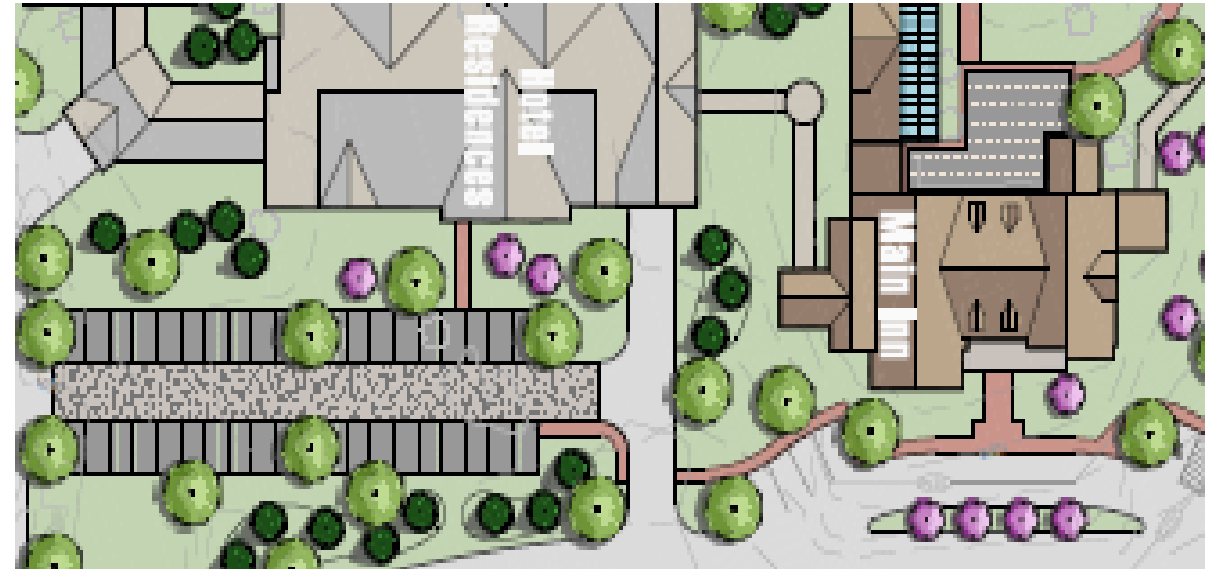


CHANGES TO SITE PLAN – BUILDING PLACEMENT

Added screening and walkways

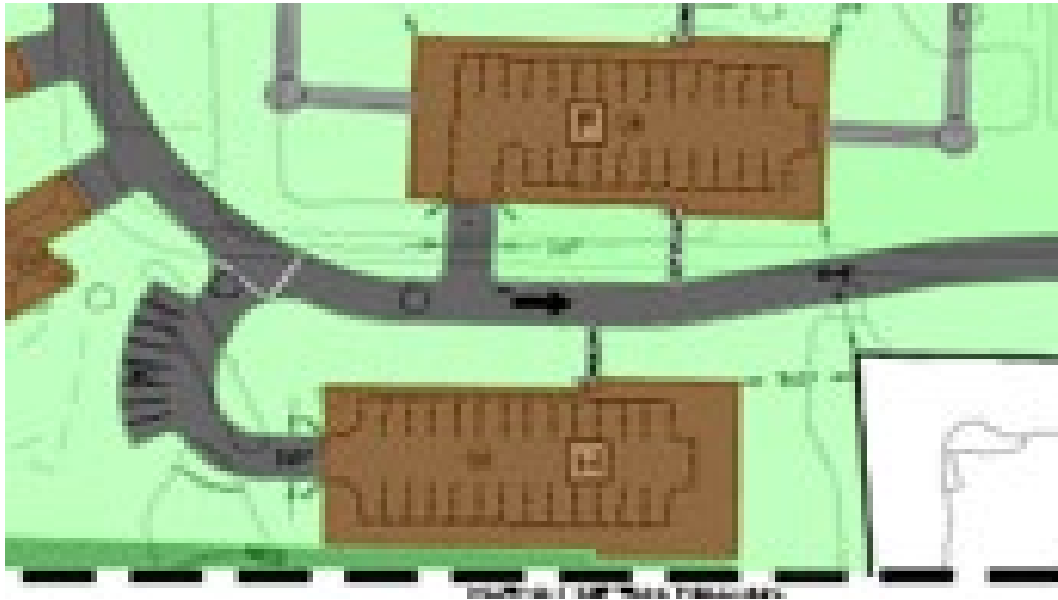


Moved Building to Left of Mansion

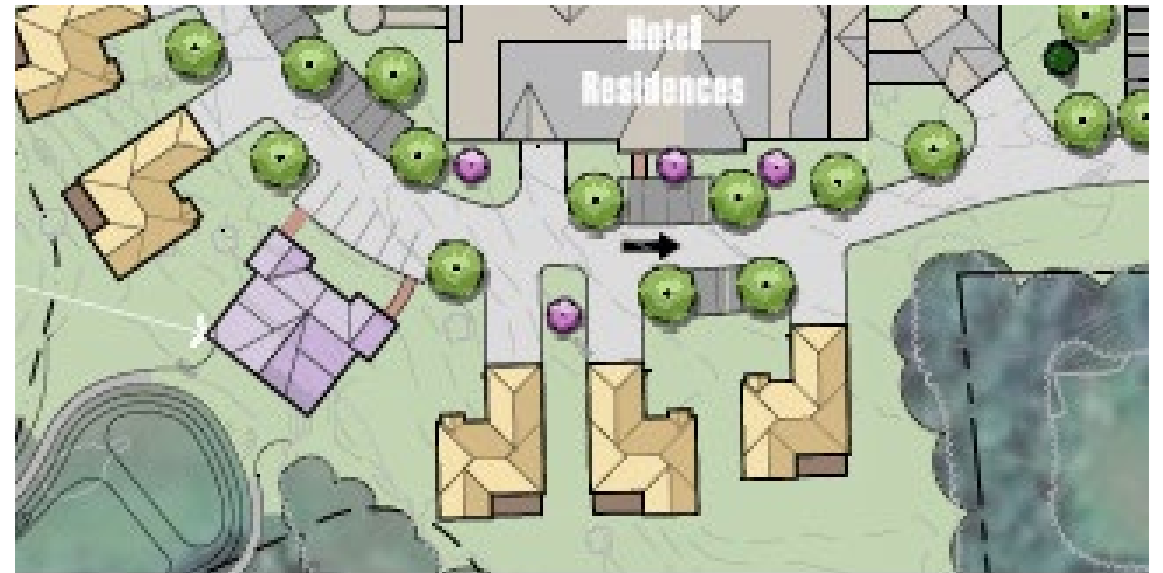


CHANGES TO SITE PLAN – BUILDING ELIMINATION

Eliminated Southernmost Building



Replaced with Single-Family Residences



CHANGES TO SITE PLAN – ENHANCED COURTYARD

Reduced Surface Parking Areas

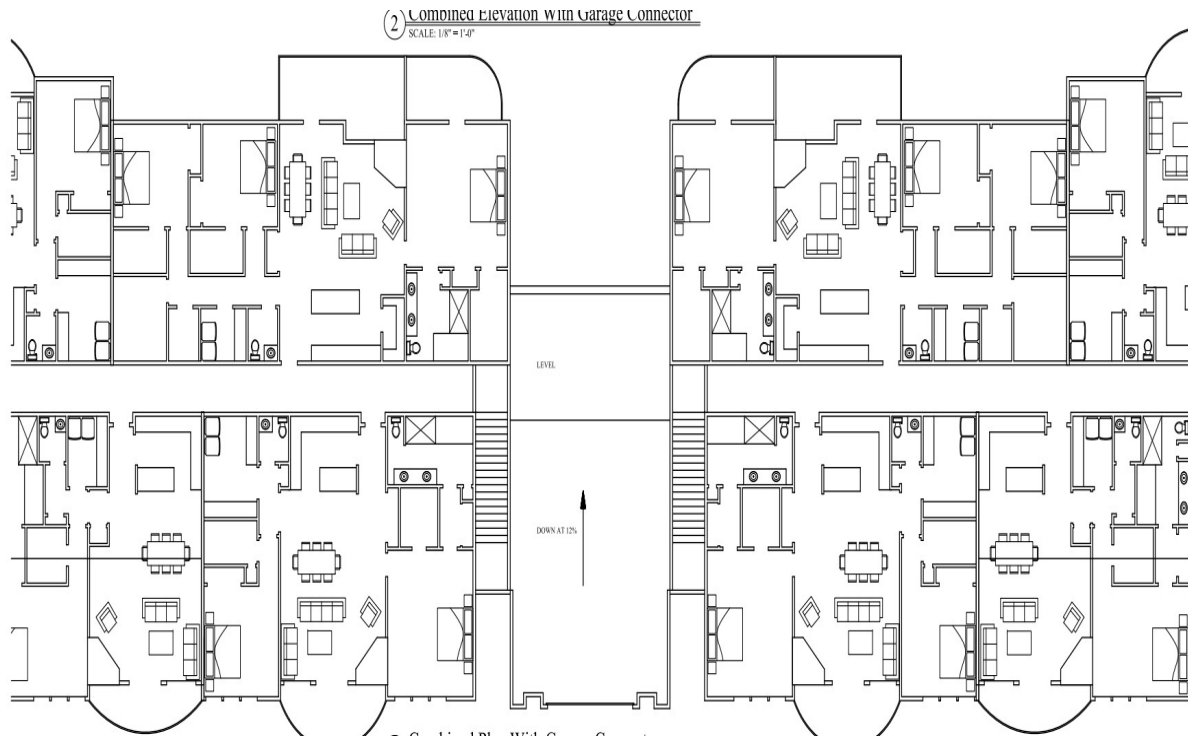


Added Landscaping, Walkways & Amenities



CHANGES TO SITE PLAN – BUILDING CONNECTIONS

Shared Garage Parking



Allows More Parking to be Shifted from Surface to Structured



ENHANCED LANDSCAPING & SCREENING

Landscaped Berm Screens Views of New Buildings from Street



ENHANCED LANDSCAPING & SCREENING

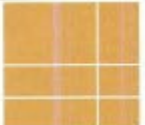
Landscaped Berm Screens Views of New Buildings from Street



ARCHITECTURAL DESIGN – Hotel Residences



1 Elevation
SCALE: 1/8" = 1'-0"



**BERKSHIRE
DESIGN
INC.**

| REVISIONS: | | |
|------------|------|------|
| Number | Date | Note |
| ▲ | | |
| ▲ | | |
| ▲ | | |
| ▲ | | |

New Development
Inn at Beckwithshaw Farms
Patrick Sheehan
35 - 37 Interlaken Road
Stockbridge, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Beck Row, Fitchfield, MA
413-525-6000
www.berkshiredesign.com

Proj. Title:
Prototype Unit Elevations
Prototype Rectangular Building

| | | | |
|-------------------|--------------------|------------------|-------------|
| Date: 9/7/2011 | Scale: As Shown | Drawn By: RDI | Checked By: |
|-------------------|--------------------|------------------|-------------|

| | |
|--|--------------------------|
| Arch. Stamp: <i>BERKSHIRE DESIGN INC.</i> NOT FOR CONSTRUCTION | Draw. No. Sk-2 |
|--|--------------------------|

CHANGES TO PARKING PROGRAM

- *Shifted more parking to garages to reduce surface parking*
- *Utilized shared use analysis and eliminated excess parking spaces to reduce total parking count.*

| <u>Prior Proposal</u> | | <u>Revised Proposal</u> | |
|-----------------------|------------|-------------------------|------------|
| Garage spaces | 333 | Garage spaces | 291 |
| Paved spaces | 125 | Paved spaces | 111 |
| Turf spaces | 324 | Turf spaces | 163 |
| Total spaces | 782 | Total spaces | 565 |

PEER REVIEW – Received April 4

- **Issues of zoning interpretation**
- **Stormwater Design**
- **Engineering**
- **Parking**
- **Site Design**

ZONING ISSUES

- ***Interpretation of Zoning Bylaw is a matter of law.***
- ***Issues raised by peer reviewer re: use and dimensional requirements of Zoning Bylaw have been addressed and resolved.***
 - ***Submission by Applicant's Counsel (1/29/25)***
 - ***Concurrence by Town Counsel***
 - ***Select Board Vote Determining Permissibility of Project (2/27/25)***

PROPOSED FRONT ENTRY

Impractical to require patrons of a luxury resort to drive around to the back door.

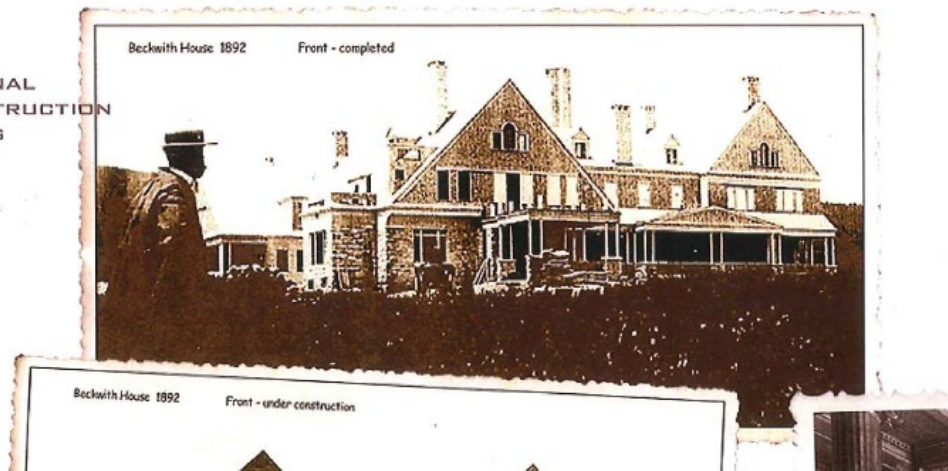
Proposed front entry with porte cochere is consistent with historic design.

Historic photo of front porte cochere entry drive

Rendering of proposed restored manor

1892 - THE "MANOR OF BECKWITHSHAW"
DESIGNED & BUILT BY: LEONARD FORBES BECKWITH BOSTON ARCHITECT

ORIGINAL
CONSTRUCTION
SHOTS



STORMWATER

- ***Prior to submission of application, Applicant and Project Engineer met with Town Officials.***
- ***Agreement that application would not include fully-designed, final stormwater management system.***
 - ***Site Plan would likely change during permitting (as it has).***
 - ***Project will require a Stormwater Management Permit under Article XXVI of the General Bylaws.***
 - ***Applicant will also apply for an Order of Conditions from the Conservation Commission.***

GENERAL ENGINEERING & SITE DESIGN

- *Peer Review Report received in the afternoon of Friday, April 4.*
- *Project Engineer will provide a point-by-point response to the relevant engineering and design issues contained in the Peer Review Report.*



PROPOSED TIMELINE & NEXT STEPS

- Tonight - Feedback on project changes
 - By April 24 – Applicant submits response to peer review engineering comments
 - May 1 – Next hearing date
 - Review any outstanding questions
 - Discuss proposed conditions
 - May 15 – Finalize conditions & vote
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