

168.98

132

258.06

3.00 AC.

10

142

1.13 AC.

3 Inches on Regular

218.46

9

150.47

137.94

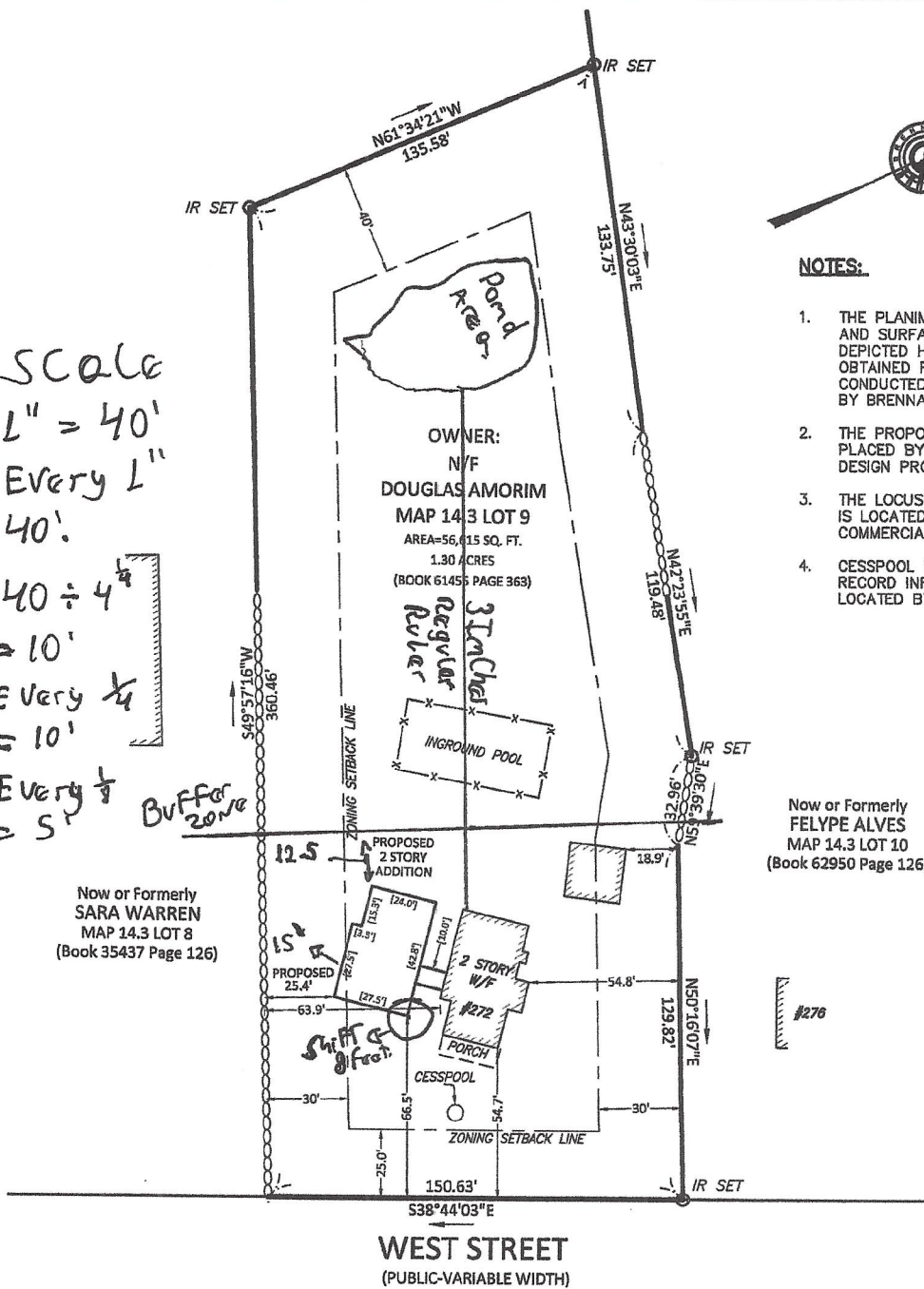
272 S

271

20.4

SCALE
 1" = 40'
 Every 1" = 40'
 40 ÷ 4 = 10'
 Every 1/4" = 10'
 Every 1/8" = 5'

Now or Formerly
 SARA WARREN
 MAP 14.3 LOT 8
 (Book 35437 Page 126)



NOTES:

1. THE PLANIMETRIC DETAIL, AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A FIELD SURVEY CONDUCTED ON MAY 18TH 2021 BY BRENNAN CONSULTING.
2. THE PROPOSED ADDITION IS PLACED BY PLAN DONE BY TAD DESIGN PROVIDED BY CLIENT.
3. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT COMMERCIAL-VILLAGE DISTRICT.
4. CESSPOOL LOCATION BASED ON RECORD INFORMATION AND FIELD LOCATED BY CLIENT.

Now or Formerly
 FELYPE ALVES
 MAP 14.3 LOT 10
 (Book 62950 Page 126)

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF TO THE BERLIN BUILDING DEPARTMENT THAT THE EXISTING BUILDING IS LOCATED AS SHOWN.

Richard E. Cuoco



PROFESSIONAL LAND SURVEYOR
 RICHARD E. CUOCO PLS# 29871

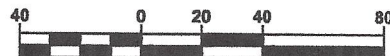
7/20/2021

DATE

REFERENCES

PLAN BOOK 459 PLAN 72
 PLAN BOOK 573 PLAN 122
 PLAN BOOK 611 PLAN 116
 PLAN BOOK 681 PLAN 24

SCALE: 1"=40'



PROJECT 21116
 SCALE: 1"=40'
 DATE: 05-20-2021

PLAN TYPE
 272 WEST STREET
 LOCATED IN
 BERLIN, MA
 PREPARED FOR
 DOUGLAS AMORIM

REVISIONS

DATE	DESCRIPTION	BY

Brennan Consulting
 ENGINEERING
 TRANSPORTATION SURVEYING
 24 RAY AVENUE, BURLINGTON, MA
 PHONE: (781) 273-3434
 FAX: (781) 273-3430



Town of Berlin
23 Linden St.
Berlin, MA 01503

05/12/2022

To Whom it May Concern,

My name is Wanderley H. De Paula Jr. I am a licensed Contractor in Massachusetts for 4 years. I have been working in the construction field for almost 18 years. I am the owner of a construction company since 2014 known as, Legacy Build Corp. Prior to that I have worked for many construction companies, that operated in all different areas and expertise. I was able to acquire experience from start to finish of homes from old to new, such as framing, roofing, remodeling/renovation, new construction, and finish carpentry. I had the pleasure of performing the finish carpentry in Douglas Amorim's home in Berlin, Massachusetts.

Douglas has consulted me with the new addition that he is planning to do at his current home in Berlin. He also has expressed the challenges that surrounds this matter. I have analyzed with him the plans and the current obstacles and best possible outcome.

These are my observations to the current obstacles, if Douglas shifts the projected addition towards the porch it will collide with the current sewer line. In order to relocate the sewer line, we would need to destroy the current walk way and perform an excavation. This excavation puts the current foundation at risk, due to it being made of fieldstone and granite, as well as the age of the home of 1857. We would have to remove any other obstacles in the way to perform the plumbing of the sewer line relocation. That will incur an initial expense to the homeowner of about \$5,000 - \$7,000 hoping everything goes as planned.

If we move the addition building 8 feet so it won't exceed the setback it will obstruct the construction of the breezeway. If we then move the building back 15 feet so it will be within the setback restrictions, it will be then invading the buffer zone, which will then require a special permit from the conservation land. Which will also require a change on the engineering and architect drawing due to that it will need wet land delineation, wet land fence, and straw protection. The fees for all these additional changes will be an additional \$12,000 to \$18,000 and it could be more due to material and economic shortages. This will also push out the timeline to have this addition built to an additional 6 months or more after obtaining all necessary permits.

Please feel free to reach out to me with any questions or concerns pertaining to my observations. You can reach me at 508-808-1404 or legacybuildcorp@gmail.com.

Sincerely,

Wanderley H. De Paula Jr.

Wanderley H. De Paula Jr.
P.O. Box 324
Marlborough, MA 01752

Construction Supervisor
CS-112296

Hi Douglas,

It's fine with us. Hopefully you'll have a little landscaping on our side 😊.

Good luck. We won't be attending the meeting. Feel free to use this letter to note our agreement with your plans.

Thank you for sending them along.

Best,

Sara Warren

Owner, 268 West St., Berlin

On 3/21/2022 11:50 PM, Dougs Landcaping wrote:

Best Regards

Douglas Amorim
President

Douglas Landscaping Corp
PO BOX 278
Marlborough, MA 01752
dougs_landscaping@hotmail.com
978-333-3321

Zoning Board of Appeals

Town of Berlin, Massachusetts

To whom it may concern,

I, Felype Alves, currently residing at 276 West Street, Berlin MA, 01503 have been informed of an addition to be built within our neighborhood.

My family and I agree to the upcoming construction to occur at 272 West Street, Berlin MA. Douglas Amorim has personally informed us about his construction plans and we do not foresee any negative implications.

Sincerely,

Felype Arantes Alves

276 West Street, Berlin MA 01503

508-7261674

A handwritten signature in black ink, appearing to read 'Felype Arantes Alves', with a large, stylized flourish at the end.



BERLIN CONSERVATION COMMISSION

23 Linden Street, Berlin, Massachusetts 01503

Conservation@TownofBerlin.com

April 22, 2022

Dear Zoning Board,

The Berlin Conservation Commission met with Douglas Amorim to discuss his proposed addition to his property on 272 West Street. The current proposed location of the addition is outside of the buffer zone for the nearby wetlands and would not require Wetland Protection Act permitting. Moving the location of the proposed addition may cause the project to be within the buffer zone of the nearby wetlands and would require additional permitting. The Conservation Commission approves of the current addition proposal and believes this is a good option based on the configuration of property and its proximity to the wetlands.

Sincerely,

Mattie VandenBoom

Mattie VandenBoom, Conservation Agent
Berlin Conservation Commission