

TOWN OF CHARLEMONT
ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

DATE OF APPLICATION: Nov 7 2025

NAME OF APPLICANT: Carin Cookman

ADDRESS OF APPLICANT: PO Box 190 Portsmouth RI 02871

PHONE NUMBER: 401-374-1145

LOCATION OF PROPERTY: 28 Heath Stage Terrace

PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN:

BOOK #: 33

PAGE #: 59

APPLICANT IS: owner

(OWNER, TENANT, LICENSEE, PROSPECTIVE PURCHASER, ETC.)

Note: if applicant is not owner, include letter of owner's approval with application.

REASON FOR REQUEST: wish to put a 9' x 18' deck on
back of house plus an enclosed outdoor
shower

APPLICABLE SECTION OF BUILDING/ZONING BY-LAW: _____

DATE OF DENIAL BY BUILDING INSPECTOR (IF APPLICABLE): _____

APPLICANT'S SIGNATURE: Carin Cookman

OWNER'S SIGNATURE, IF DIFFERENT: _____

***APPLICANT MUST OBTAIN FROM THE ASSESSORS AND SUBMIT WITH THIS APPLICATION, A CERTIFIED LIST OF ALL ABUTTERS WITHIN THREE HUNDRED FEET (300') OF ALL PROPERTY LINES.

*****ENCLOSE A CHECK FOR \$75.00 PLUS \$6.00 PER ABUTTER*****

Please make checks out to: Town of Charlemont

SEND COMPLETED FORMS TO:

Charlemont ZBA

P. O. Box 465

Charlemont, MA 01339

DATE OF RECEIPT BY TOWN CLERK:

246' deep

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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REASON FOR REQUEST:

To be granted a variance, a petitioner must establish that:


1. Owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

We wish to build a 9' by 18' deck and an outdoor shower on the back of our house. Our house is situated on the lot such that we have 200+ foot setback on the front side of the house but only a 30 foot setback on the rear. The 200 foot long driveway leads directly to the house, not to the left or right as is typical for a driveway. The rear is the logical place to place a deck- it faces a cowfield and (owing to the very long front setback) is very secluded from the houses to the left and right.

APPLICABLE SECTION OF BUILDING/ZONING BY-LAW: _____

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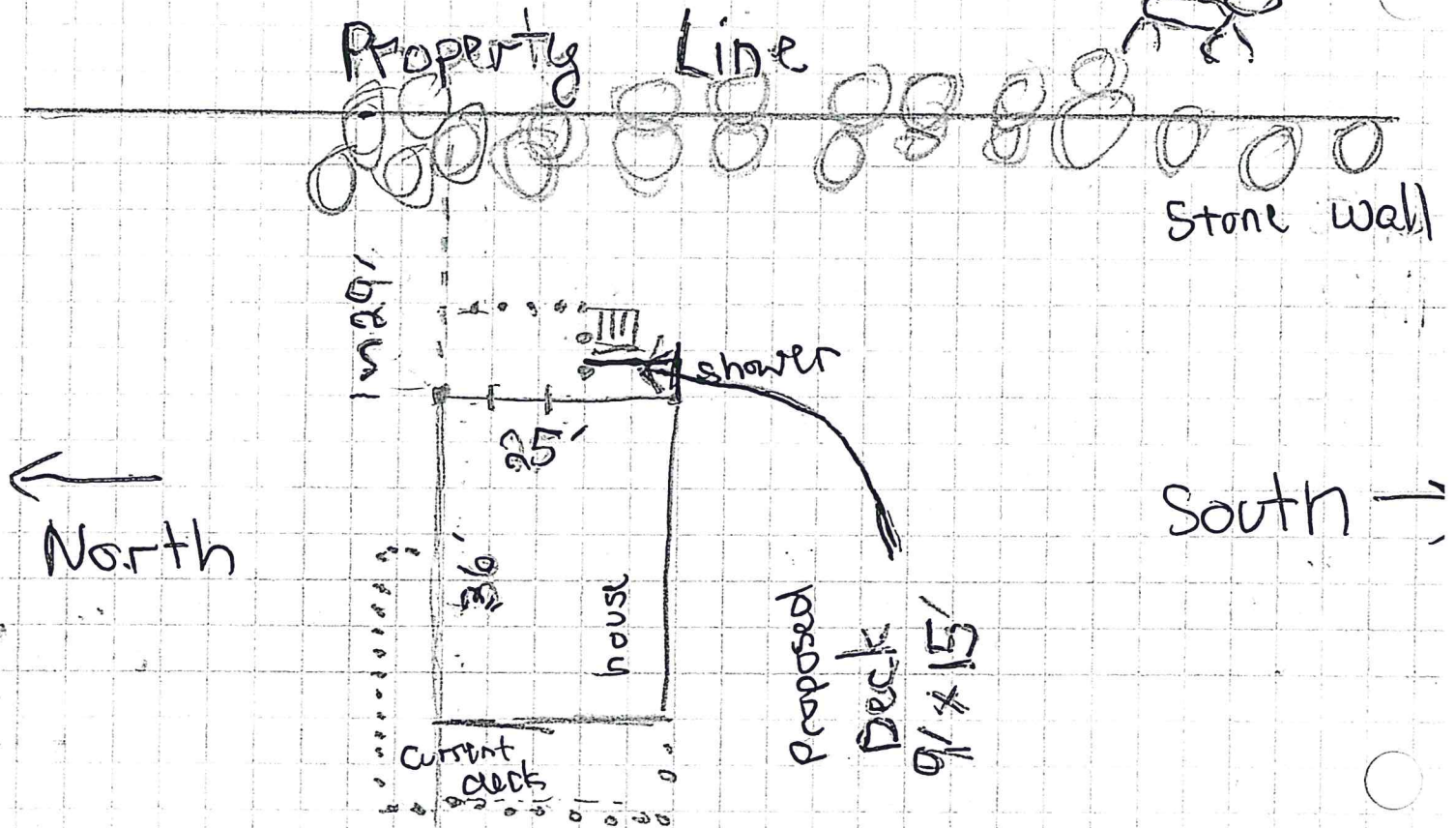
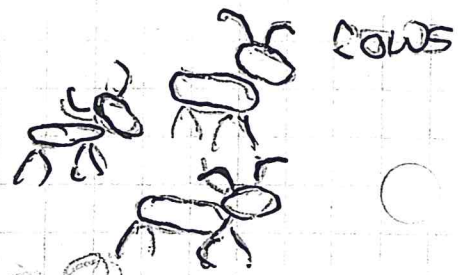
SEND COMPLETED FORMS TO:

Charlemont ZBA

P. O. Box 465

Carin Goodman and Richard Costen
Lot 4
Plan Book 33 page 59

↑ east



We propose to build a deck on the east side of our house at 28 Heath Stage Terrace. The east side is currently approximately 29' from the eastern property line. The proposed deck will measure ~~11~~ 9' x 15', thus the eastern edge will be ~20' from the property line. A stairway will come off the deck toward the south.

↓ west



28 Heath Stage Terrace

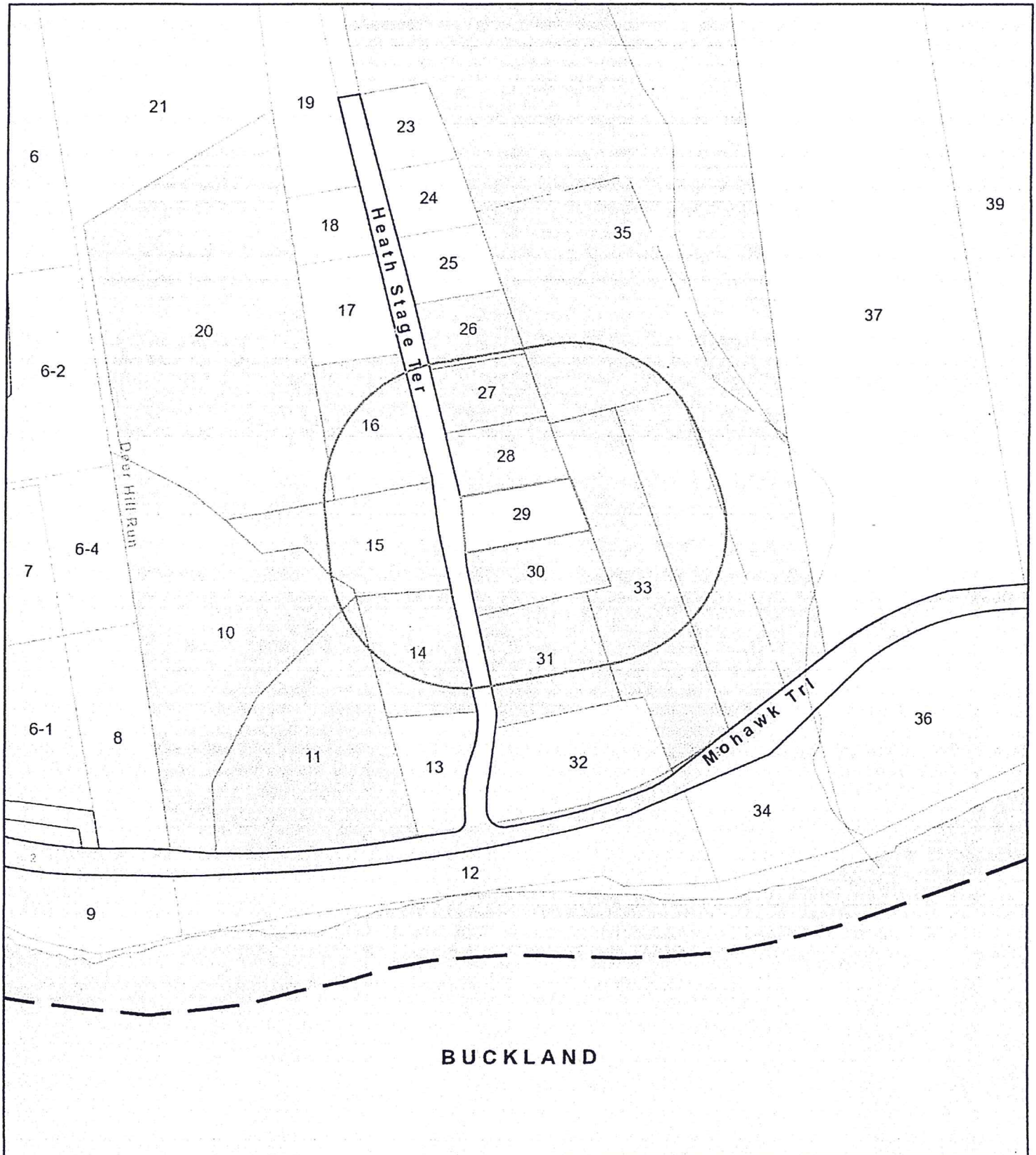
Charlemont, MA

1 inch = 300 Feet



www.cai-tech.com

November 5, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Charlemont, MA
November 05, 2025

Subject Property:

Parcel Number: 05-029
CAMA Number: 053/005.0-0000-0029.0
Property Address: 28 HEATH STAGE TERR

Mailing Address: COOKMAN, CARIN & CASTEN, RICHA
PO BOX 190
PORTSMOUTH, RI 02871-0190

Abutters:

Parcel Number: 05-010
CAMA Number: 053/005.0-0000-0010.0
Property Address: 2069 ROUTE 2

Mailing Address: TATRO, ROBERT N.
22 BURRINGTON RD
CHARLEMONT, MA 01339

Parcel Number: 05-011
CAMA Number: 053/005.0-0000-0011.0
Property Address: ROUTE 2

Mailing Address: PETERS, TERRI & ROBERT N. TATR
4313 CANAL AVE
BUNNELL, FL 32110-4711

Parcel Number: 05-014
CAMA Number: 053/005.0-0000-0014.0
Property Address: HEATH STAGE TERR

Mailing Address: RILEY, KELLY & JOHN
5B HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-015
CAMA Number: 053/005.0-0000-0015.0
Property Address: 25 HEATH STAGE TERR

Mailing Address: HEROUX, DAVID B. & VIRGINIA M.
25 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-016
CAMA Number: 053/005.0-0000-0016.0
Property Address: 39 HEATH STAGE TERR

Mailing Address: PRATT, DOUGLAS F. JR.
39 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-020
CAMA Number: 053/005.0-0000-0020.0
Property Address: 2067 ROUTE 2

Mailing Address: TRIGGS, BRIAN E. & VALENTI, VI
2067 ROUTE 2
SHELBURNE FALLS, MA 01370

Parcel Number: 05-026
CAMA Number: 053/005.0-0000-0026.0
Property Address: 44 HEATH STAGE TERR

Mailing Address: HALL, FRANCES W. (LIFE ESTATE)
& HOLLIEN, CHARLES WILLIAM
44 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-027
CAMA Number: 053/005.0-0000-0027.0
Property Address: 38 HEATH STAGE TERR

Mailing Address: LOVETT, MATTHEW R & SHANNON M
38 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-028
CAMA Number: 053/005.0-0000-0028.0
Property Address: 32 HEATH STAGE TERR

Mailing Address: GORRELL, MADISON M. & WAGNER,
32 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-030
CAMA Number: 053/005.0-0000-0030.0
Property Address: 22 HEATH STAGE TERR

Mailing Address: CASCONI, MICHAEL J & HILL, TER
22 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370



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11/5/2025

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300 feet Abutters List Report

Charlemont, MA
November 05, 2025

Parcel Number: 05-031
CAMA Number: 053/005.0-0000-0031.0
Property Address: 14 HEATH STAGE TERR

Mailing Address: JARVENPAA, TYLER & SPURLING-WE
14 HEATH STAGE TERRACE
SHELBURNE FALLS, MA 01370

Parcel Number: 05-033
CAMA Number: 053/005.0-0000-0033.0
Property Address: 2125 ROUTE 2

Mailing Address: RYAN, DEBRA
43 BEMIS ROAD
HUBBARDSTON, MA 01452-1510

Parcel Number: 05-035
CAMA Number: 053/005.0-0000-0035.0
Property Address: 2129 ROUTE 2

Mailing Address: BRUFFEE, LAWRENCE R. & JEAN T.
10 PINE STREET
SHELBURNE FALLS, MA 01370

$$\begin{array}{r} 13 \text{ abutters} \times 6 = \$78 \\ \text{Fee} \\ \underline{75} \\ \$153 \end{array}$$



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11/5/2025

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