

SPECIAL PERMIT

PREPARED FOR:

M.A. DETARANDO FAMILY REALTY TRUST

98 PARADISE LANE

STURBRIDGE, MA 01518

FOR PROPERTY LOCATED ON:

100 PARADISE LANE

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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NARRATIVE

THE EXISTING STRUCTURE WILL BE RAZED AND REPLACED AS SHOWN ON PLAN NUMBER 20127 BY JALBERT ENGINEERING, INC. DATED 12/16/20. A SPECIAL PERMIT WILL BE REQUIRED FROM THE ZONING BOARD OF APPEALS. THE RESIDENCE WAS BUILT IN 1940 AND THE NEW RESIDENCE WILL BE LOCATED 45.3 FEET FROM THE SHORELINE. A DETACHED GARAGE WILL BE CONSTRUCTED 29.7 FEET FROM THE EXISTING TRAVELLED WAY CALLED PARADISE LANE.

THE PARCEL IS SERVICED BY TOWN SEWER AND A PRIVATE WELL. A NEW CANTALEVER DOCK SYSTEM AND SHORELINE RETORATION BY GROUND EFFECTS, LLC. WILL BE INSTALLED AS SHOWN ON PLAN DATED 5/26/21. THE DOCK SYSTEM IS BEING SENT TO DEP FOR APPROVAL AND WILL BECOME A PART OF THE CONSERVATION COMMISSION SUBMITTAL.

THE HOUSE WILL CONFORM TO THE STURBRIDGE ZONING SET BACK REQUIREMENTS. THE EXISTING SEWER CONNECTION WILL BE RELOCTED AND WILL CONNECT TO THE EXISTING SEWER LINE.

GRADING ON THE LOT WILL BE CHANGED AND CONNECTED INTO TWO LEACHING PITS. THE GARAGE WILL HAVE A TRENCH SYSTEM INSTALLED FOR LEACHING. ALL DISTURBED AREAS WILL COVERED WITH LOAM AND SEEDED. THE SHORELINE WILL BE PROTECTED BY A HYDRAULIC BOOM DURING CONSTRUCTION OF THE DOCK SYSTEM AND SHORELINE WORK.

AN EROSION CONTROL BARRIER CONSISTING OF A SILT FENCE AND WATTLES WILL DEFINE THE LIMIT OF WORK.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 20127 for additional information.

For Official Use:

Date of Receipt: _____ Received By: _____
File Number: _____ Date of Approval: _____
Completed: _____ Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER MICHAEL A. DETARANDO
Address 98 PARADISE LANE
City STURBRIDGE State MA Zip Code 01518
Telephone No. 508-909-2200
Email Address MAD@INCOMUSA.COM

2. NAME OF APPLICANT/ AGENT JALBERT ENGINEERING, INC.
Address 54 MAIN STREET
City STURBRIDGE State MA Zip Code 01566
Telephone No. 508-347-5136
Email Address LSJALBERT@JALBERTENGINEERING.COM

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):
 Owner Applicant/Agent

4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):
 Copy of front page of deed Parcel Registry

Part B. Details of Application

5. Location of Subject Property

Municipal Address: 100 PARADISE LANE

Lot(s): 11 & HALF OF 12 Plan: 58/34

Assessment Lot Number(s): 505-09E36-100

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes

No

7. Existing use of Property: SINGLE FAMILY RESIDENTIAL HOME
1940

8. Date of construction of all existing and proposed buildings and structures on the subject property:

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	WELL	WELL
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUNICIPAL	MUNICIPAL
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	LEACHING PITS

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 20.05, 24.09 A-E of the Zoning Ordinance/Bylaw which authorizes ZONING BOARD OF APPEALS to permit RAZE AND REBUILD THE EXISTING STRUCTURE AND DETACHED GARAGE.

Detailed explanation of request:

THE HOUSE WILL BE SETBACK FROM THE BIG ALUM SHORELINE 45.3' AND 16' ON THE NORTHEAST AND 20' ON THE SOUTHWEST SIDES. THE GARAGE WILL BE 29.7' FROM PARADISE LANE AND 16' FROM THE NORTHEAST SIDE. TOTAL COVERAGE WILL BE 14.75%

10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:

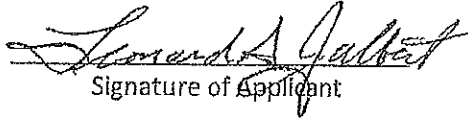
THE HOME AND GARAGE WILL BE IN HARMONY WITH THE EXISTING NEIGHBORHOOD. THE EXISTING COTTAGE IS PRESENTLY 21' FROM THE SHORELINE AND WILL BE RELOCATED TO BE 45.3' FROM THE SHORE.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

THE ALTERATION OF THE COTTAGE WILL NOT INCREASE THE NON-CONFORMING NATURE OF THE STRUCTURE. THE SETBACK REGULATIONS AND INTENSITY WILL CONFORM TO THE PRESENT REGULATIONS FOR THE PLACEMENT OF THE NEW HOME. THE GARAGE WILL BE PLACED 30' FROM THE TRAVELLED WAY. THE USE OF BOTH BUILDINGS WILL NOT BE HAZORDOUS OR OR CREATE ANY DANGER TO PUBLIC HEALTH OR SAFETY.

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Zoning Board of Appeals review this application for Special Permit and/or Finding, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Regulations of the Zoning Board of Appeals of the Town of Sturbridge.


Signature of Applicant

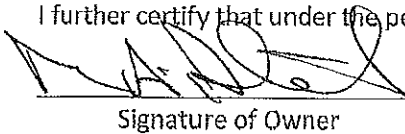
07-06-2021
Date

AUTHORIZATION (Must be signed by owner)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.


Signature of Owner

7-6-21
Date

If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: LEONARD S. JALBERT, P.E.

Address of Representative: 54 MAIN ST. STURBIDGE, MA 01566

Telephone No.: 508-347-5136 - 774-230-7570

Relationship of representative to owner or applicant: AGENT

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.