

REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLINGS
(2013)

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Lori Thompson
 Property Address 11 Arnold Rd. Fiskdale, MA
 Mailing Address 11 Arnold Rd. Fiskdale, MA
 Telephone 774-230-6141 Email Thompson@fantasque.org
 Deed Reference _____ Purchase Date _____
 Assessor's Map # _____ \$25.00 Fee/Check # pd. cash

1. Complete the required, existing and proposed conditions:

Zoning District suburban residential

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	1/2a	1/4a	1/4a
Minimum Frontage	125'	100'	100'
Maximum % Lot Coverage	15%	11%	11%
Minimum Front Setback	30 ft.	25 ft.	25 ft.
Minimum Side Setbacks	15 ft.	26 ft. 25 ft.	
Minimum Rear Setback	15 ft.	185 ft.	185 ft.
Maximum Mean Height Allowed	35 ft.	18 ft.	18 ft.
Maximum # of Stories Allowed	2	2	2

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

2. Is this property presently compliant with Title V?

Yes No

3. Attach the following and check off:

A Plot Plan Survey, prepared by a Massachusetts licensed land surveyor, including lot lines, a foundation survey of all existing structures and proposed new structures, with setbacks; and the location of wells, septic fields or septic systems.

A current abutter's list, available from the Town Assessor's Office.

A certificate of Taxes Paid from the Director of Taxes.

4. Describe the current usage of this lot:

existing single family home

5. Describe the character of the abutting properties, neighborhood and zoning district: All single family homes

6. Describe the proposed construction, identifying all items for which a building permit will be applied, including any demolition, reconstruction and new construction, the location and description of any footprint additions, additional

floors, accessory attached or unattached buildings, driveways, lot clearings and plantings. we propose to add a
second floor dormer as shown
on plans submitted.

NOTE TO THE APPLICANT: This ZBA Determination is valid only for those construction activities identified on this application. Any additional building permit applications or activities relating to this property will nullify any determinations under this application. Any misstatement of facts in the application may be grounds for nullification and revocation of the determination. The applicant is responsible for the cost of Public Hearing Notices, to be paid at the Hearing.

Jow Thayer

Signature of Owner

12-27-18

Date

DETERMINATION

Based on the facts presented on this application and after a Site Inspection and Public Hearing, the Zoning Board of Appeals, by majority vote at its meeting on

_____ find that this application:

Does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities as shown on the attached survey forthwith.

The ZBA includes the following directives and clarifications to the Building Inspector

OR

Does increase the non-conforming nature and requires a

Special Permit and a

Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

RENEY, MORAN & TIVNAN

REGISTERED LAND SURVEYORS
75 HAMMOND STREET - FLOOR 2
WORCESTER, MA 01610-1723
PHONE: 508-752-8885
FAX: 508-752-8895
RMT@HSTGROUP.NET
A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME LORI E. THOMPSON

LOCATION 11 & 11A ARNOLD ROAD

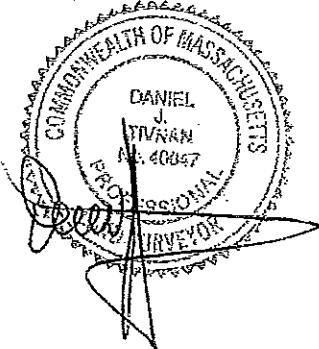
STURBRIDGE, MA

SCALE 1" = 80' DATE 12-24-07

JOB # 12-178-07

REGISTRY WORCESTER

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



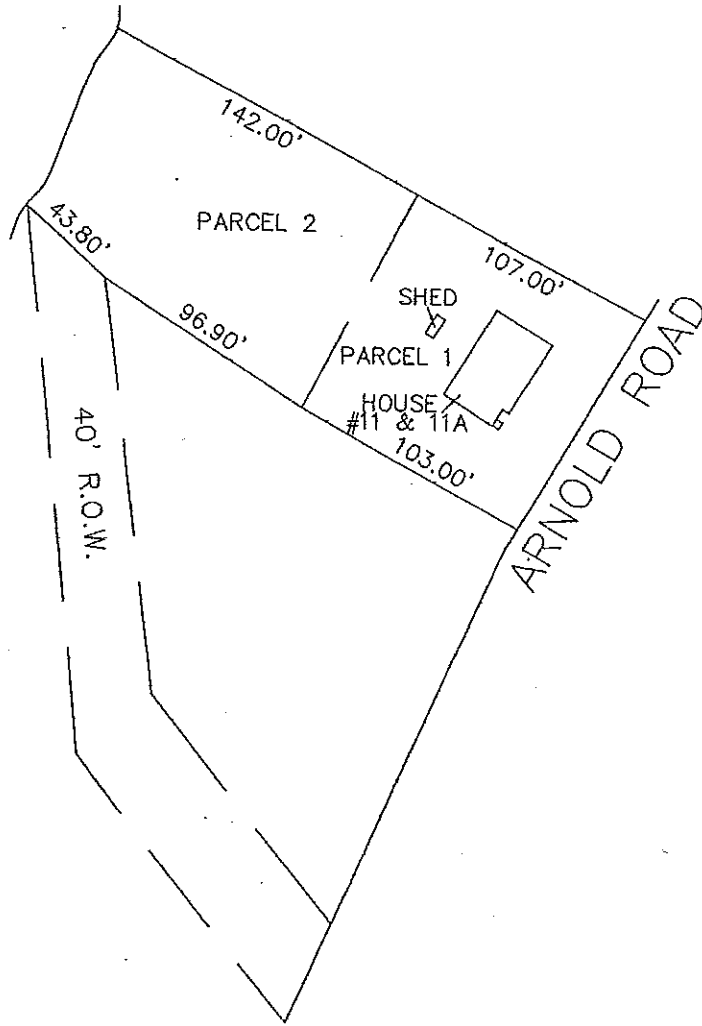
DEED BOOK/PAGE 30827/392

PLAN BOOK/PLAN ASSESSORS

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

6 B DTD 07/19/82

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: MICHAEL J. COLOGNESI
REQUESTED BY:

DRAWN BY: JGB
CHECKED BY:



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: _____

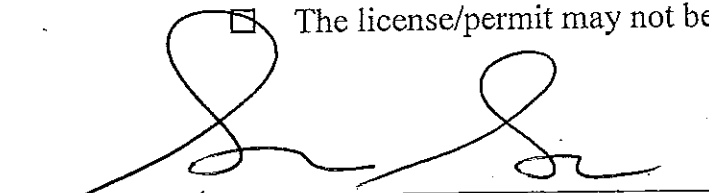
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Lori Thompson

Property Location: 11 Arnold Rd. Fiskdale MA

The license/permit may be released.

The license/permit may not be released.



Finance Department

Date 12-27-18



Bk: 42418 Pg: 102
Page: 1 of 4 02/15/2008 09:55 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/15/2008 09:55 AM
Crl# 072282 31914 Doc# 00015408
Fee: \$815.60 Cons: \$135,000.00

QUITCLAIM DEED

w/s/n Daniel F. Sharkey

WE, **JAMES SHARKEY** of WeekiWachee, FL, **DANIEL SHARKEY** of Tyngsboro, MA and **ANN C. WHITE** of Sturbridge, MA

in consideration of One Hundred Thirty-Five Thousand and no/100 (\$135,000.00) Dollars

grant to **LORI THOMPSON**, of 11 Arnold Road, Sturbridge, MA 01566

with **Quitclaim covenants**,

TRACT I

The land in Sturbridge with the buildings thereon, situated on the westerly side of Arnold Road, bounded and described as follows:

BEGINNING at a bound at said Road at the easterly corner of land of William Galonek;

THENCE by last named land N. 62° W. 103 feet to a bound at land of Grantors;

THENCE N. 28° E. 100 feet to a bound;

THENCE S. 62° E. 107 feet to a bound at said Road; and

THENCE southwesterly along said Road to the bound at point of beginning.

BEING the same premises conveyed to James Sharkey, Daniel Sharkey and Ann White by deed of Joseph H. Sharkey dated July 1, 2003 and recorded with the Worcester District Registry of Deeds at Book 30827, Page 392.

TRACT II

The land in said Sturbridge, bounded and described as follows:

BEGINNING at an iron pin in the ground, said iron pin marking the South Westerly corner of land of the Grantees and the South Easterly corner of the granted premises;

RETURN TO:

Michael V. Caplette, Esq.
Three Bowlen Avenue
Southbridge, MA 01550

4 PAGES

PROPERTY LOCATION: 11 ARNOLD ROAD, STURBRIDGE, MA

4

THENCE N. 57° 32' W., along land of the Grantors about 96.90 feet to an iron pin in the ground;

THENCE N. 48° 15' W., along other land of the Grantors about 43.80 feet to an iron pin in the center line of a brook;

THENCE Northerly along the center line of said brook about 85.00 feet to an iron pin in the center line of said brook;

THENCE S. 62° E., along land of one Bruso et ux about 142.00 feet to an iron pin in the ground at the North Westerly corner of land of the Grantees;

THENCE S. 28° W., along land of the Grantees about 100.00 feet to the iron pin in the ground at the point of beginning.

TOGETHER with a right of way 40 feet wide for all purposes for which a public street may be used South Westerly and Westerly of and immediately adjoining a line:

BEGINNING at an iron pin in the ground on the Westerly line of Arnold Road distant about 305 feet Northerly from the Northerly line of Main Street;

THENCE N. 39° 02' W., about 119.92 feet to an iron pin in the ground;

THENCE N. 7° 37' W., about 172.88 feet to an iron pin in the ground;

THENCE N. 48° 15' W., about 43.80 feet to an iron pin in the center line of a brook marking the South Westerly corner of the granted premises.

SUBJECT to an extension of the aforesaid right of way Easterly of and immediately adjoining a line beginning at the iron pin in the center line of the aforementioned brook marking the aforesaid South Westerly corner of the granted premises; thence Northerly along the center line of the aforementioned brook about 85.00 feet to an iron pin in the center line of the aforementioned brook marking the North Westerly corner of the granted premises.

BEING the same premises conveyed to James Sharkey, Daniel Sharkey and Ann C. White by deed from Ann C. White, Voluntary Executrix of the Estate of Joseph Sharkey dated November 20, 2006 and recorded with the Worcester District Registry of Deeds, Book 40222, Page 140.

WITNESS our hand(s) and seal(s) this 31st day of January, 2008.

James Sharkey
James Sharkey

Daniel F. Sharkey
Daniel Sharkey

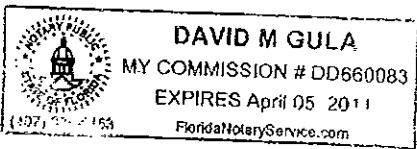
Ann C. White
Ann C. White

Hernando County

STATE OF FLORIDA

On this _____ day of January, 2008, before me, the undersigned notary public, personally appeared James Sharkey, proved to me through satisfactory evidence of identification, which was James J. Sharkey, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

David M. Gula



Notary Public
My commission expires: April 05, 2011

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 22nd day of January, 2008, before me, the undersigned notary public, personally appeared Daniel Sharkey, proved to me through satisfactory evidence of identification, which was MADC, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

Flomena Alves

Notary Public
My commission expires:

Flomena Alves
Notary Public
My Commission Expires April 12, 2013
Commonwealth of Massachusetts



COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 31st day of January, 2008, before me, the undersigned notary public, personally appeared Ann C. White, who is personally known to me, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.

Michael V. Caplette

Michael V Caplette
Notary Public

My commission expires: 3/15/13

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	03		Average				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr-1	12		Hardwood				
Interior Flr-2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bathrms	1						
Total Half Baths	0						
Total Xtra Fixtrs	5						
Total Rooms	02		Average				
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD (TENSIL) /XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Chd	%Chd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

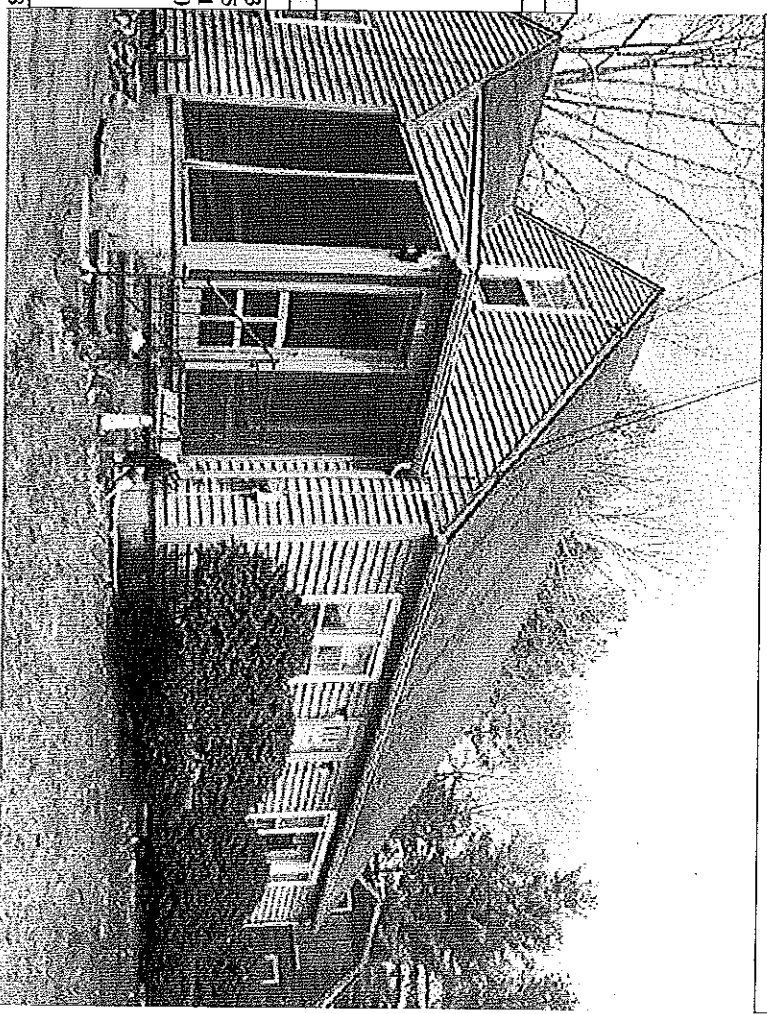
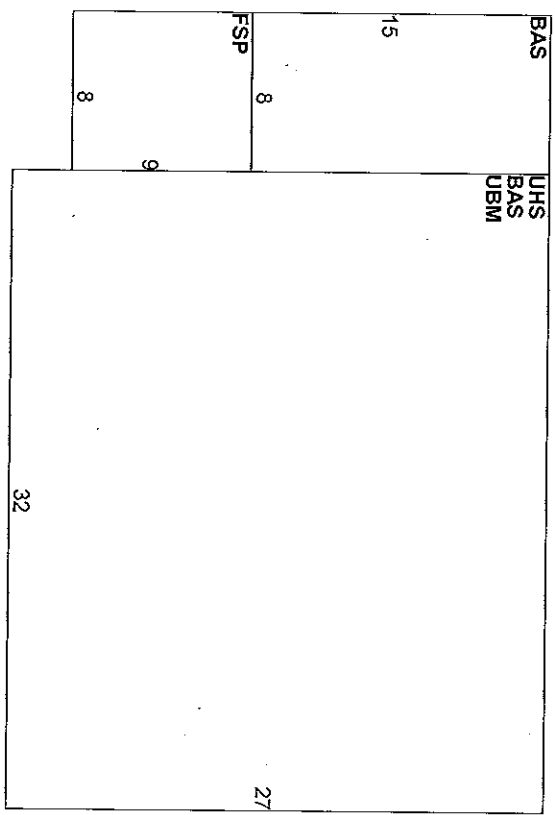
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	984	984	984	123.59	121,613
FSP	Porch, Screen, Finished	0	72	18	30.90	2,225
UBM	Basement, Unfinished	0	864	173	24.75	21,381
UHS	Half Story, Unfinished	0	864	259	37.05	32,010
Tl. Gross Liv/Lease Area:		984	2,784	1,434		177,228

MIXED USE

Code	Description	Percentage
1010	Single Fam	100

COST/MARKET VALUATION

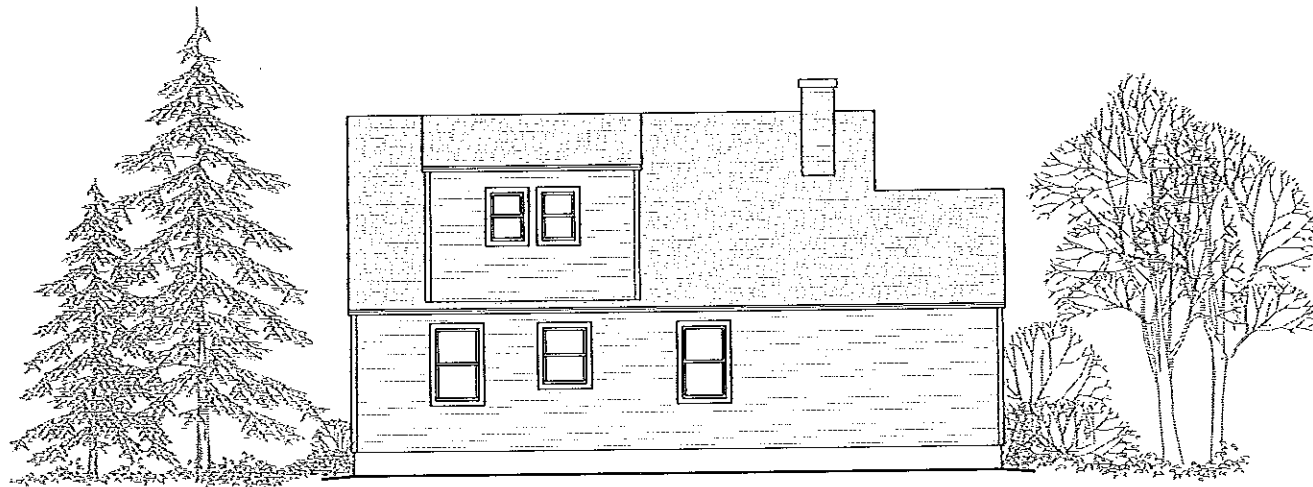
Adj. Base Rate:	123.59
Replace Cost	177,228
AYB	1,950
EYB	1,978
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	38
Functional Obsolescence	0
External Obsolescence	0
Cost Trend Factor	1
Condition	
% Complete	62
Overall % Cond	
Apprais Val	109,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



11 Arnold

Second Floor Renovation

11 Arnold Road,
Sturbridge, MA 01518



IECC TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CAVITY WALL ¹	R=20	R=21
WOOD FRAME FLOOR ¹	R=30	R=30
WOOD FRAME CEILING ^{1, 2, 3}	R=49	R=49
WINDOWS	U=0.300	U≤0.300
DOORS	U=0.300	U≤0.300
BASEMENT WALLS	15/19 ⁴	15/19 ⁴

¹ APPENDIX 115AA - R401.5 PRESCRIPTIVE OPTION FOR ALTERATIONS, RENOVATIONS AND REPAIRS. ENVELOPE INSULATION SHALL MEET OR EXCEED IECC 2015 REQUIREMENTS (CHAPTER 4 SECTION 402) FOR CLIMATE ZONE 5, OR FULLY FILL EXISTING CAVITIES WITH INSULATING MATERIAL WHICH MEETS OR EXCEEDS AN R-VALUE OF R=3.5/INCH

² R402.2.1 CEILINGS WITH ATTIC SPACES. WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

³ R402.2.2 CEILINGS WITHOUT ATTIC SPACES. WHERE SECTION R402.1.1 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.1 SHALL BE LIMITED TO 500 SQUARE FEET (46 M²) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

⁴ TABLE R402.1.2 BASEMENT R-VALUE. *15/19* MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. *15/19* SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME

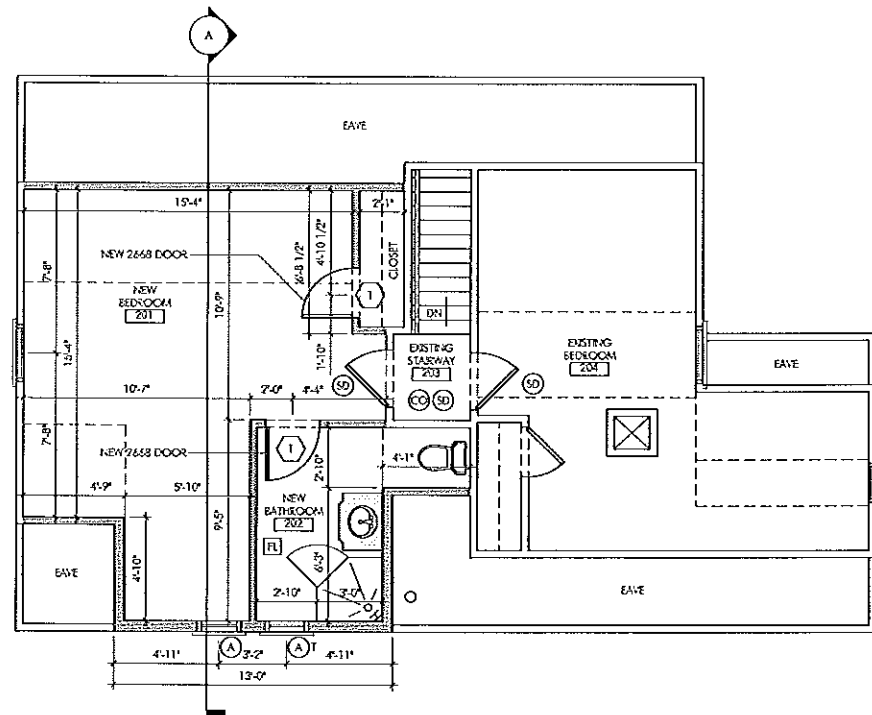
G.C. TO VERIFY WITH CODE OFFICIAL TO CONFIRM ADDITIONAL ENERGY CODE COMPLIANCE REQUIREMENTS



DENNIS COLWELL
ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM





SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

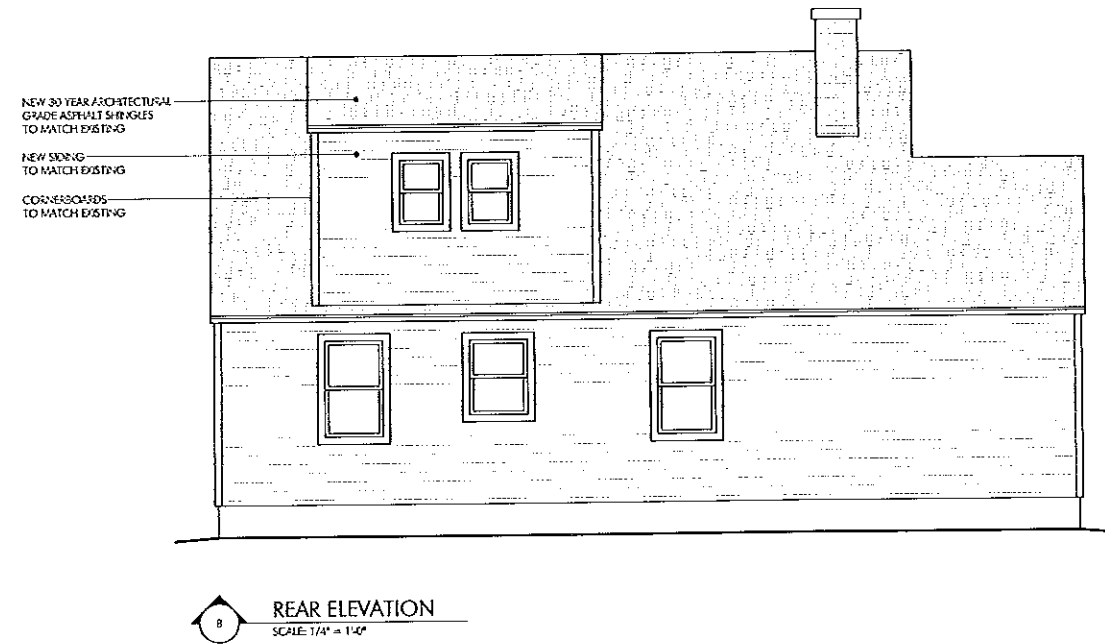
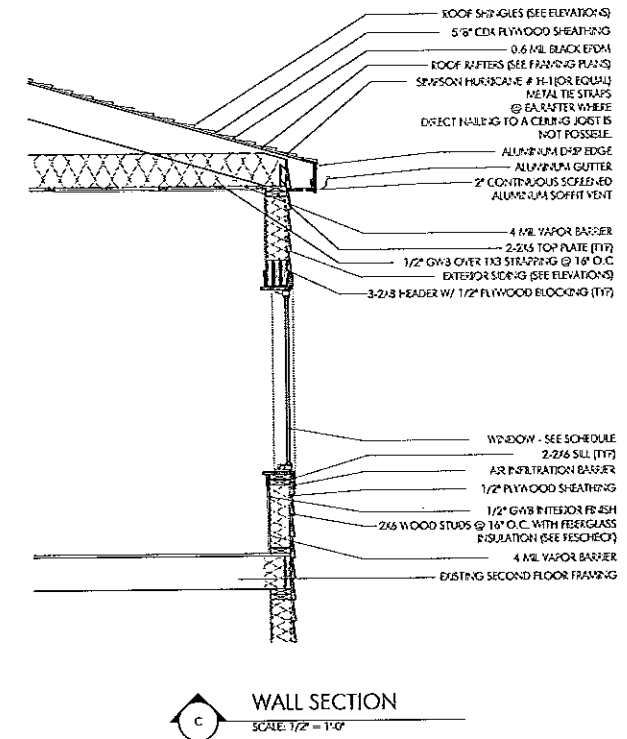
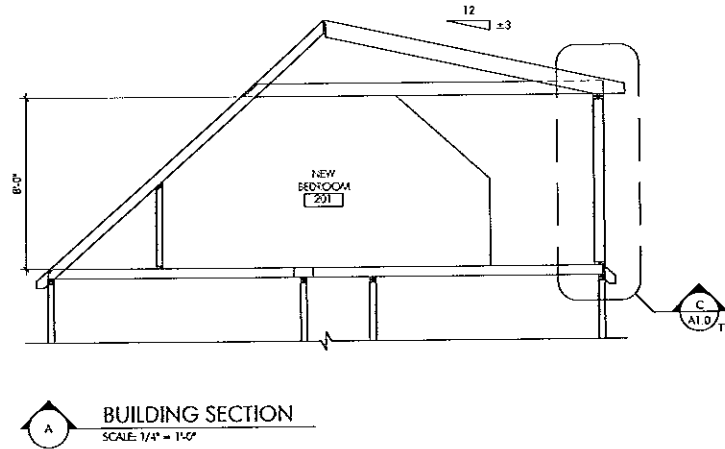
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ SMOKE DETECTOR (PHOTO-ELECTRIC)
- Ⓢ 135 DEG RATE OF RISE HEAT DETECTOR
- Ⓢ FAN LIGHT - PANASONIC FV-65-11VSL1

DOOR SCHEDULE							
LD.	QT.	DIMENSION	ROUGH OPENING*	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION
1	2	2'-6" X 6'-8"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOOR	BEDROOM 201

*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
 *ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING
 *FIRE RATED DOOR B-LABEL 90 MINUTES

WINDOW SCHEDULE								
LD.	QT.	MODEL#	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	PATTERN
A	2	2846	AS VERIFIED BY G.C.	BY G.C.	VINYL	DOUBLE HUNG	VARIOUS	BY G.C.

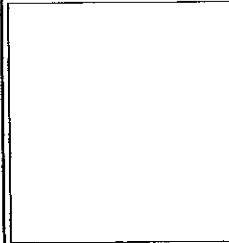
*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
 *ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING
 *WINDOWS MARKED WITH "T" SHALL BE TEMPERED GLASS



PROJECT
 SECOND FLOOR RENOVATION
 ERIC NASH
 11 ASHWOOD ROAD
 STURBRIDGE, MA 01518

PROJECT NUMBER: 18199

DENNIS COLWELL ARCHITECTS
 SUITE 202, FORT COLUCA, MA 03045
 132 CENTRAL STREET, 1ST FL., STURBRIDGE, MA 01518
 P. 508-241-1212 F. 508-241-4466 WWW.DCA-ARCHITECT.COM



DATE: 12/21/2018

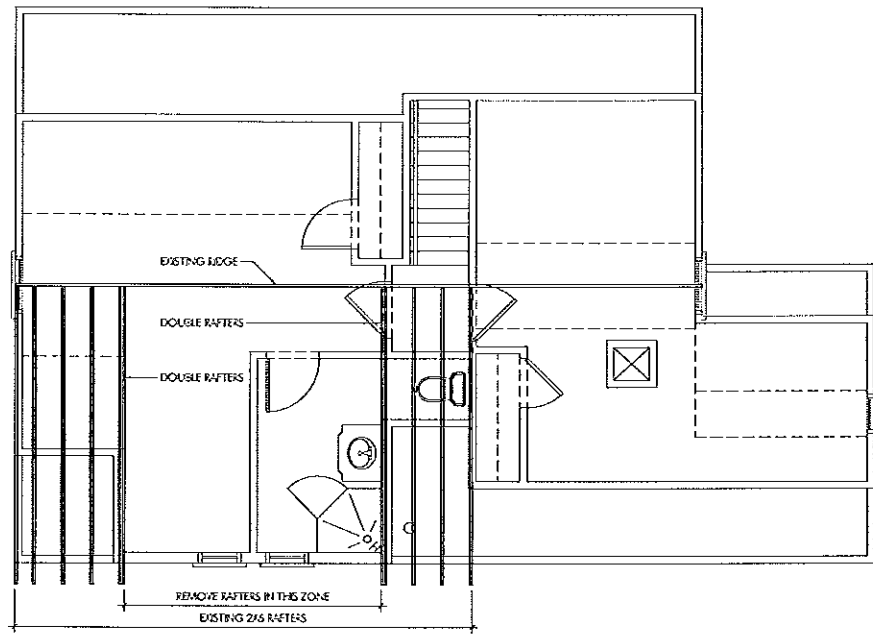


DATE: 12/21/2018

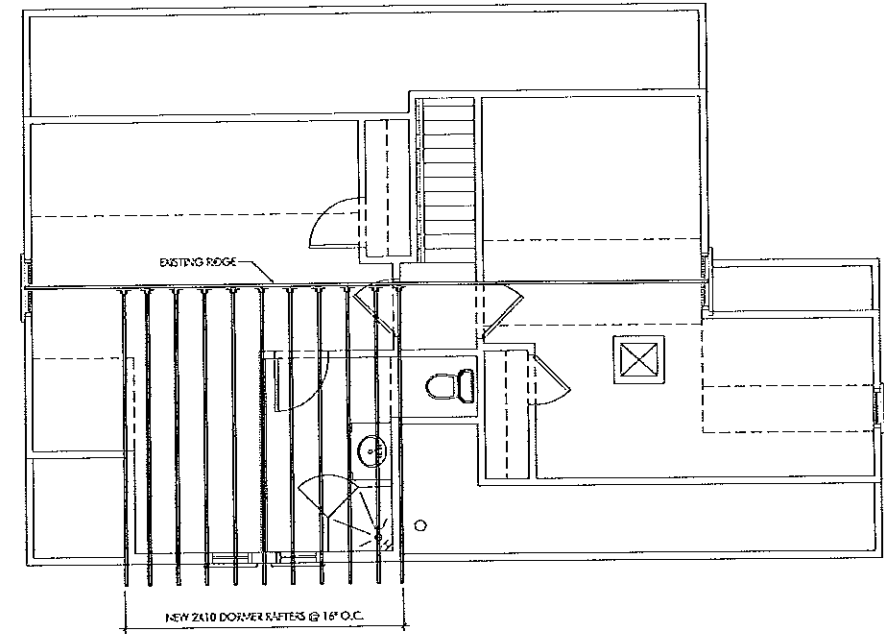
DRAWING SCALE: 1/4" = 1'-0"

DRAWING TITLE: SECOND FLOOR PLAN, ELEVATION AND SECTIONS

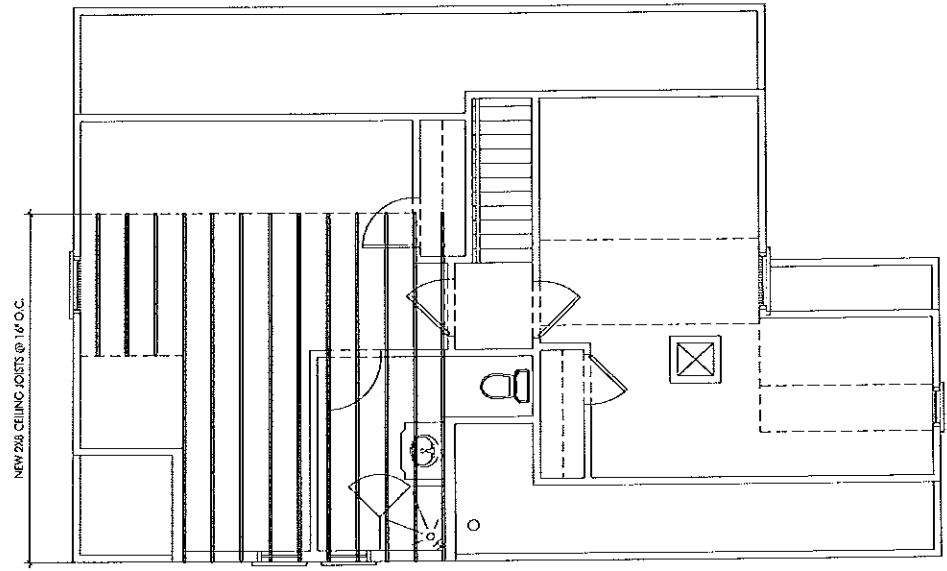
DRAWING NUMBER: A1.0



LOWER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



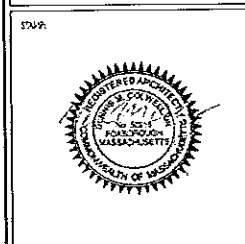
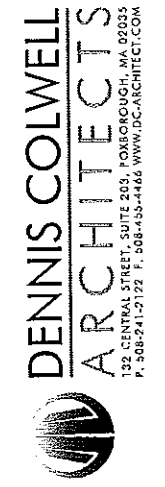
UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
SECOND FLOOR RENOVATION
ERIC NASH
11 ASHWOOD ROAD
STURBEIDGE, MA 01518

PROJECT NUMBER: 18190



DATE	ISSUE
12.21.2018	ISSUE FOR PERMIT

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: PJD CHECKED BY: DMC

DRAWING TITLE:
FRAMING PLANS

DRAWING NUMBER:
A1.1