

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Daryl & Karri Freeland
 Property Address 135 Shore Road, Sturbridge
 Mailing Address " "
 Telephone 508-930-5716 Email Karrifreeland28@gmail.com
 Deed Reference 59407/74 9/14/18 Purchase Date 9-14-2018
 Assessor's Map # 57B-21813-135 \$25.00 Fee/Check # 6536

1. Complete the required, existing and proposed conditions:

Zoning District SR

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	$3/4$ ^{32,670} _{sq ft}	15,604 SF	15,604 SF
Minimum Frontage	125'	95.79'	95.79'
Maximum % Lot Coverage	15%	7.5%	9.5%
Minimum Front Setback	30'	56.9'	56.9'
Minimum Side Setbacks	15'	10.3'	10.3'
Minimum Rear Setback	15'	69.6'	69.6'
Maximum Mean Height Allowed	35'	18'	18'
Maximum # of Stories Allowed	2	1 1/2 stories	1 1/2 stories

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private well	_____
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Municipal Sewage disposal	_____
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: .

Residential - Primary residence

5. Describe the character of the abutting properties, neighborhood and zoning district: Residential 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. New construction of a deck (26x12 ft) attached to the rear side of house over the existing patio. (312 sq ft including stairs)

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.

Kari Seeland

Signature of Owner

2/19/19

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

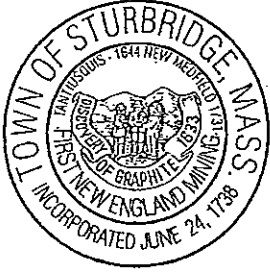
Special Permit and a

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

Zoning Board Chairman

Date

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
540-21E14-058	ARENA SANDRA	58 RIDGE WAY	STURBRIDGE	MA	01566	58 RIDGE WAY
578-21E24-125	CHOUINARD MARGARET J	25 GARRISON ROAD	CHELMSFORD	MA	01824	125 SHORE ROAD
578-21E14-127	CHOUINARD MARGARET J	25 GARRISON ROAD	CHELMSFORD	MA	01824	127 SHORE ROAD
603-02123-001	DENEHY JOSEPH P	8802 CROSS CHASE CIRCLE	FAIRFAX STATION	VA	22039	1 SPRUCEDALE DRIVE
578-21E14-129	GIROUARD PAUL J	P O BOX 905	STURBRIDGE	MA	01566	129 SHORE ROAD
540-21E13-060	KORCH KEITH A & DEBRA A TR	60 RIDGE WAY	STURBRIDGE	MA	01566	60 RIDGE WAY
365-02142-005	LATCH STEPHANIE	5 KAITBENSKI DRIVE	STURBRIDGE	MA	01566	5 KAITBENSKI DRIVE
578-21E14-145	LEDoux DUANE R	145 SHORE DRIVE	STURBRIDGE	MA	01566	145 SHORE ROAD
578-21E14-139	LEDoux RONALD L	139 SHORE ROAD	STURBRIDGE	MA	01566	139 SHORE ROAD
578-21E24-121	MILNE GEORGE P	23 SKYRIDE ST	LUDLOW	MA	01056	121 SHORE ROAD
540-21E13-053	MORRIS STEPHEN J	53 RIDGE WAY	STURBRIDGE	MA	01566	53 RIDGE WAY
540-21E13-051	DAVIDSON BRADLEY	51 RIDGE WAY	STURBRIDGE	MA	01566	51 RIDGE WAY
365-02122-001	OTIS LAND MANAGEMENT LLC	125 SOUTHBRIDGE ROAD	CHARLTON	MA	01507	1 KAITBENSKI DRIVE
578-21E14-131	PURVES DOUGLAS G	51 NORTHWOODS ROAD	NORTH GRANBY	CT	06060	131 SHORE ROAD
365-02122-003	QUINLAN THOMAS	PO BOX 450	STURBRIDGE	MA	01566	3 KAITBENSKI DRIVE
603-02122-003	REPUCCI GRACE L	3 SPRUCEDALE DRIVE	STURBRIDGE	MA	01566	3 SPRUCEDALE DRIVE
578-21E24-123	SANDGREN JOANN	77 JENNISON STREET	SOUTHBRIDGE	MA	01550	123 SHORE ROAD
540-21E24-049	SANDGREN JOANN	77 JENNISON STREET	SOUTHBRIDGE	MA	01550	49 RIDGE WAY
540-21E23-054	SISLEY THOMAS J	54 RIDGE WAY	STURBRIDGE	MA	01566	54 RIDGE WAY
540-21E23-056	WOZNIAK BARBARA A	56 RIDGE WAY	STURBRIDGE	MA	01566	56 RIDGE WAY
BOARD OF ASSESSORS						
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List - Planning/Zoning Board - 300'						
RE: 135 SHORE ROAD						
Certified Copy						
Assessor: <i>Alan P. Murphy</i>						
Date: 2-11-19						



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Zoning Board of Appeals

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

Property Owner: Karri Freeland

Property Location: 135 Shore Road, Sturbridge

The license/permit may be released.

The license/permit may not be released.

Deborah Mosk
Finance Department

2/19/17
Date



Bk: 59407 Pg: 74
Page: 1 of 2 09/14/2018 02:54 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/14/2018 02:54 PM
Ctrl# 187488 07224 Doc# 00097515
Fee: \$1,641.60 Cons: \$360,000.00

QUITCLAIM DEED

I, TAMMIE L. DARLING, TRUSTEE OF THE MILDRED R. LUPA REVOCABLE REALTY TRUST, under Declaration of Trust dated June 22, 2010 and recorded at Worcester District Registry of Deeds in Book 45978 Page 352

in consideration of **THREE HUNDRED SIXTY THOUSAND AND NO/100 (\$360,000.00) DOLLARS**

grants to **KARRI E. FREELAND AND DARYL W. FREELAND**, as tenants by the entirety

of 135 Shore Road
Sturbridge, MA 01566

With Quitclaim Covenants

The land in Sturbridge, Worcester County, Massachusetts situated on the easterly shore of Cedar Lake, being numbered Lots #29 and #30 on plan of Glen Ridge by R.O. and G.F. Dingman, dated November 17, 1949, recorded with Worcester District Registry of Deeds, Plan 164, Plan 3 bounded as follows:

NORTHERLY one hundred and twenty (120) feet by Lot #31 as shown on said plan;

EASTERLY one hundred (100) feet by Shore Road;

SOUTHERLY one hundred thirty-seven (137) feet by Lot #28 as shown on said plan;

WESTERLY one hundred two (102) feet, more or less, by Cedar Lake.

TOGETHER with a right of way over Glen Drive and Shore Road as shown on said plan from New Boston Road westerly and northerly to the northerly boundary of granted premises. Together also with the fee in the westerly half of the portion of said Shore Road abutting the premises, subject to rights of way therein and rights of poles and wires to Webster and Southbridge Gas and Electric Company. Together also with all interest in land abutting the premises included between extensions of the northerly and southerly boundaries thereof, which is flowed by said Lake, subject to the rights of others therein.

BEING the same premises conveyed to Mildred R. Lupa, Trustee of the Mildred R. Lupa Revocable Realty Trust, under Declaration of Trust dated June 22, 2010, recorded with Worcester District Registry of Deeds in Book 45978, Book 352 by deed of Mildred R. Lupa dated June 22, 2010 and recorded in the Worcester District Registry of Deeds in Book 45978, Page 358.

135 SHORE ROAD, STURBRIDGE, MASSACHUSETTS

20

EXECUTED as a sealed instrument this 11 day of September 2018.

Tammie L. Darling Trustee
Tammie L. Darling
Trustee of the Mildred R. Lupa Revocable
Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 11th day of September, 2018 before me, the undersigned notary public, personally appeared Tammie L. Darling Trustee of the Mildred R. Lupa Revocable Realty Trust, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of the Trust.



Kathleen M. Neal
Kathleen M. Neal NOTARY PUBLIC
My Commission Expires: June 8, 2023

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod Residential			
Model	01	Average			
Grade:	03				
Stores:	1,75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	03	Gable/Hip			
Roof Structure:	03	Asph/F Gls/Cmp			
Roof Cover	03	Plywood Panel			
Interior Wall 1	04				
Interior Wall 2	14	Carpet			
Interior Flr 1	02	Oil			
Interior Flr 2	04	Forced Air-Duc			
Heat Type:	01	None			
AC Type:	02	2 Bedrooms			
Total Bedrooms	2				
Total Bathrms:	0				
Total Half Baths	1				
Total Xtra Fixtrs	0				
Total Rooms:	6				
Bath Style:	01	Old Style			
Kitchen Style:	01	Old Style			
Num Kitchens	01				

MIXED USE		
Code	Description	Percentage
1013	SFR WATER R	100
0		0
0		0

COST / MARKET VALUATION		
Adj Base Rate		112.59
Replace Cost		185.594
Net Other Adj		
Year Built		1950
Effective Year Built		1978
Depreciation Code		A
Remodel Rating		
Year Remodelled		
Depreciation %		38
Economic Obsol		0
Cost Trend Factor		1
% Complete		
Overall % Condition		62
Deprec Value		115,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

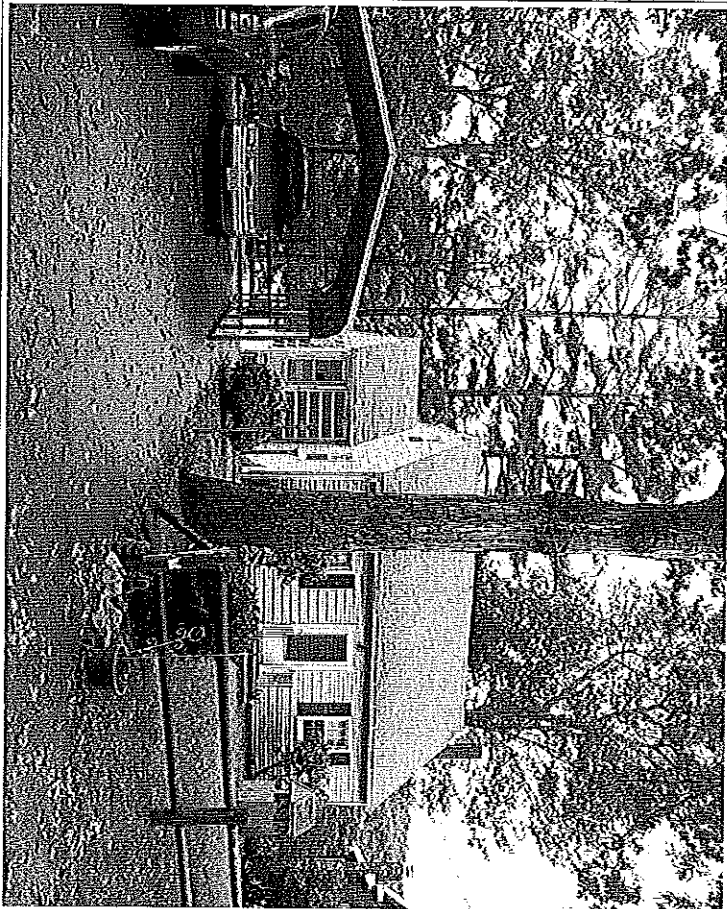
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan Units	Unit Price	Yr Bit	%	Dep	Cond	Gra Qual	Apprais Va
FPL	FIREPLACE		B	1	1400.00	1978	62	1.00			900
WDK	WOOD DEC		L	170	5.00		100	0.00			900

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	725	725	725	115.71	83,888
FEP	Porch, Enclosed, Finished	0	120	84	80.99	9,719
PTO	Patio	0	260	26	11.57	3,008
TQS	Three Quarter Story	580	725	580	92.57	67,110
UBM	Basement, Unfinished	0	675	135	23.14	15,620
UST	Utility, Storage, Unfinished	0	120	54	52.07	6,248

Code	Description	Percentage
10	PTO	26
10	TQS	27
10	FEP	8
15	UST	15
15	UBM	25
27	BAS	27
25	UST	25
25	UST	25
2	T E	2



- NOTES:
1. PROPERTY KNOWN AS MAP 578, LOT 135 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 2. AREA = 15,804 S.F. OR 0.358 ACRE.
 3. THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

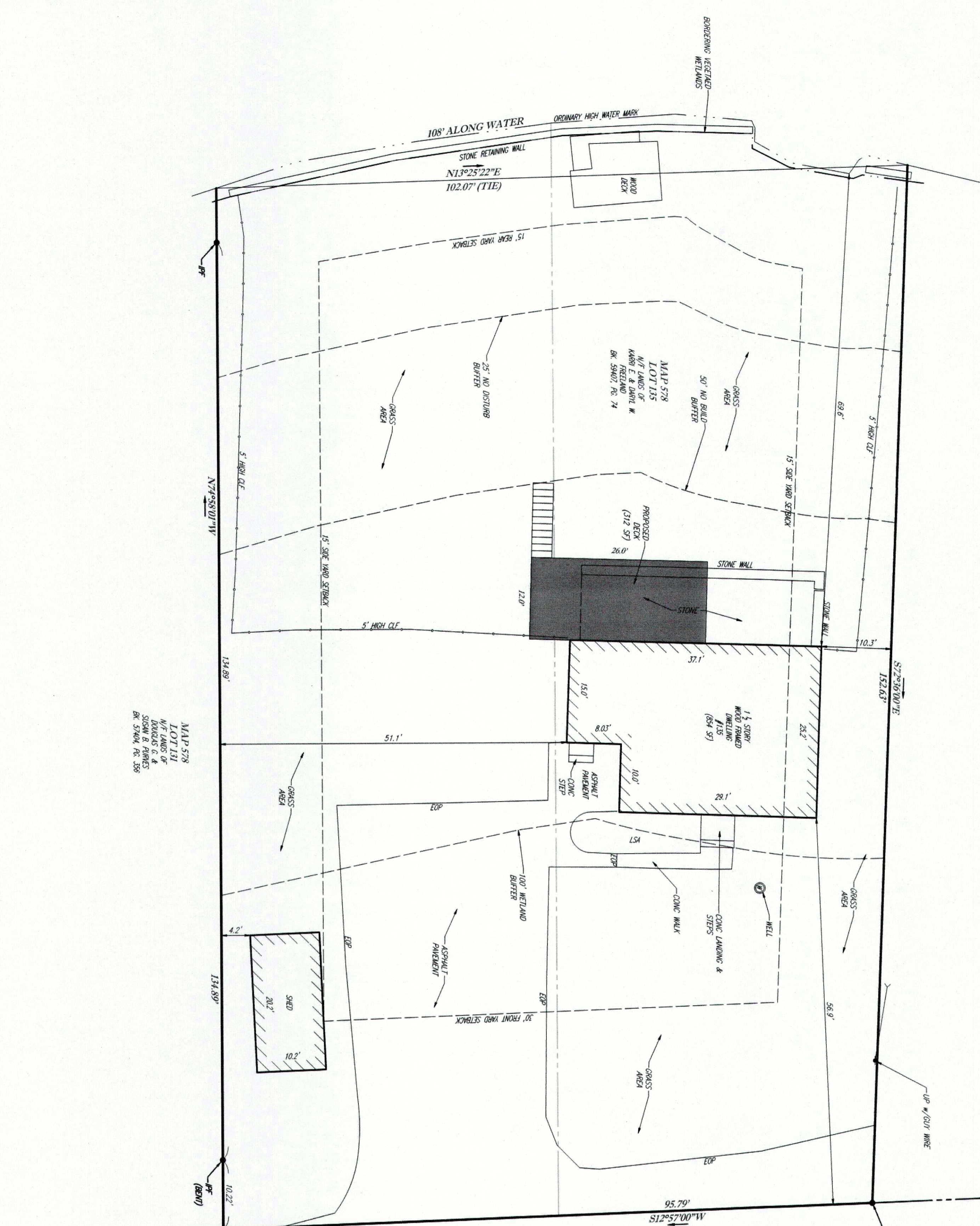
1. MAP ENTITLED "GLENN RIDGE, STURBRIDGE, MASS., CLIFFORD F. CHAMBERLIN, *PREPARED BY R.O. G.F. DUNHAM, ENGINEERING SERVICE INC., DATED NOVEMBER 17, 1984 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 164, PLAN NO. 3.
2. MAP ENTITLED "PLAN OF PROPERTY OWNED BY OLIVER L. HOWLETT, GLEN RIDGE DEVELOPMENT, STURBRIDGE, MASS.," PREPARED BY STURBRIDGE ASSESSOR CO., DATED APRIL 20, 1981 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 488, PLAN NO. 3.
3. MAP ENTITLED "PLAN OF LAND LOCATED ON SHORE RD. IN STURBRIDGE, OWNED BY RONALD AND CADETTE LEDOUX," PREPARED BY SILLMAN, CONNORS AND ASSOCIATES, DATED AUGUST 1993 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 541, PLAN NO. 3.

ZONING INFORMATION

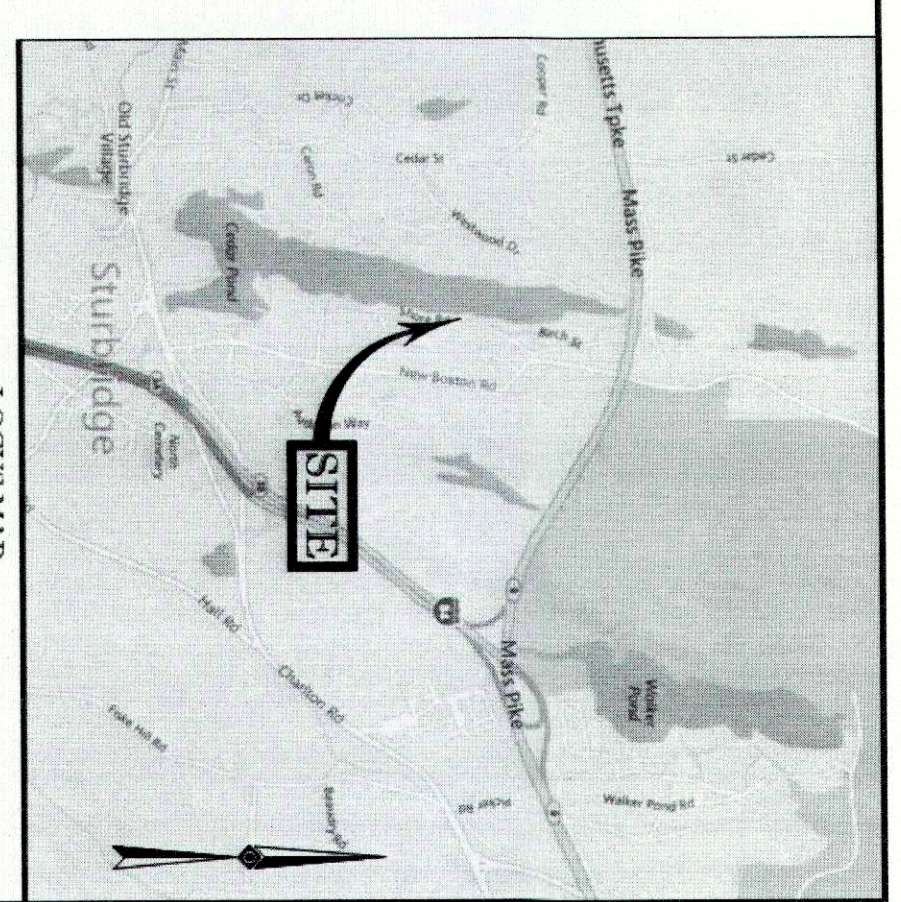
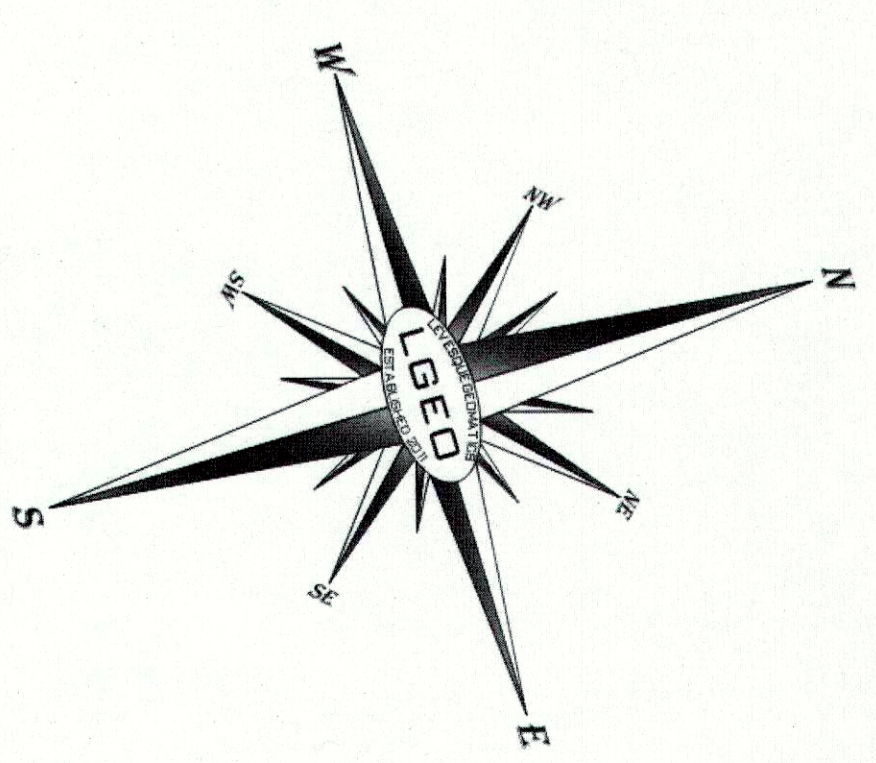
SOURCE: TOWN OF STURBRIDGE RESIDENTIAL DISTRICT SUBURBAN ZONING BYLAW AS AMENDED OCTOBER 28, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	32,000 SF	158,129 SF	158,129 SF
MIN FRONT YARD	30'	56.8'	56.8'
MIN SIDE YARD	15'	10.3'	10.3'
MIN REAR YARD	15'	69.8'	69.8'
MAX LOT COVERAGE	19%	11.2% OVERS	11.2% OVERS
MAX BUILDING HEIGHT	2.5 STORIES	1.12 STORIES	1.12 STORIES
MIN PERCENTAGE TREE COVER	25% TREE	N/A	N/A

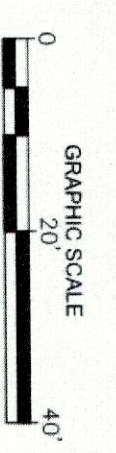
MAP 578
LOT 135
GLENN RIDGE I
BR. 1588R, R. 169



SHORE ROAD
(PUBLIC - 40' WIDE)



- LEGEND
- PF IRON PIPE FOUND
 - CONC CONCRETE
 - UP UTILITY POLE
 - WELL
 - CF CHAIN LINK FENCE



REVISIONS

NO.	DATE	DESCRIPTION
1	2-21-2019	REVISED ZONING TABLE & ADDED BUFFERS

PROPERTY OF KARRIE E. & DARYL W. FREELAND
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



JOSEPH I. LEVESQUE III
D.S.E.

DATE	FEBRUARY 8, 2019
SCALE	1" = 10'
DRAWN	JMB
CHKD.	JLL

JOB NO. KFO1-001
SHEET NO. 1 of 1

NOT A VALID DOCUMENT UNTIL EMBOSSED WITH NEARLY IMPERCEPTIBLE OR BLUE INK SEAL AND INFORMATION. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.