

# REQUEST FOR SPECIAL PERMIT

PREPARED FOR;

CARL NIELSEN

158 LANE 8

STURBRIDGE , MA 01566

FOR PROPERTY LOCATED ON;

158 LANE 8

STURBRIDGE, MA 01566

JOB NO; 18111

PREPARED BY;

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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FORM STT.A1

CHECK COPIES

PROPOSED SITE PLAN 18111

# NARRATIVE

THE PROPOSED CONSTRUCTION WILL TAKE PLACE ON AN EXISTING RESIDENCE LOCATED AT 158 LANE 8 ON THE EASTERLY SHORE OF SOUTH POND. A DESCRIPTION OF THE PROPERTY CAN BE FOUND IN DEED BOOK 11427 PAGE 110. THE PARCEL IS ON A PRIVATE WAY KNOWN AS LANE 8 AND HAS 134' OF FRONTAGE ON LANE 8 WITH AN AREA OF 1.05 ACRES MORE OR LESS. THE PARCEL IS IN A RURAL RESIDENTIAL ZONE. THE CONSTRUCTION OF THE PROPOSED 12' X 20' GARAGE WILL BE ATTACHED TO THE EXISTING STRUCTURE. THE NORTHEAST CORNER OF THE GARAGE WILL BE 13' FROM THE EASTERLY SIDE OF THE LOT AS SHOWN ON PLAN NUMBER 18111 DATED JUNE 26, 2018 BY JALBERT ENGINEERING, INC. THE FOUNDATION WILL BE CONSTRUCTED WITH TEN BIGFOOT FOOTING FORMS WITH 4' OF FROST PROTECTION. BUILDING FRAMING WILL BE 6" X 6" POST ATTACHED TO THE SONOTUBES. ROOF MEMBERS WILL BE 4" X 6" - 2' - 6" ON CENTER. THE SIDING WILL BE 1" X 6" SHIPLAP TO MATCH THE EXISTING HOUSE. THE ROOF WILL BE 1" X 8' SHEATHING WITH ASPHALT SHINGLES TO MATCH THE EXISTING ROOF. A STONE DRIP STRIP WILL BE INSTALLED ON BOTH SIDES OF THE GARAGE TO COLLECT ANY ROOF RUN OFF. THE EXISTING WELL AND SEPTIC SYSTEM WILL NOT BE ALTERED. AN EROSION CONTROL BARRIER WILL BE INSTALLED TO PREVENT ANY EROSION ENTERING THE POND.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 18111 for additional information.



# TOWN OF STURBRIDGE

## Planning Board

### Permit Application

#### For Official Use:

Date of Receipt: \_\_\_\_\_ Received By: \_\_\_\_\_  
File Number: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
Completed: \_\_\_\_\_ Not Completed: \_\_\_\_\_

#### Application Type

Special Permit       Site Plan Review       Waiver

#### Part A General Information

1. NAME OF REGISTERED OWNER CARL F. NIELSEN  
Address 158 LANE EIGHT  
City STURBRIDGE State MA Zip Code 01566  
Telephone No. 508-726-8618  
Email Address SKIPNIELSEN00@GMAIL.COM
2. NAME OF APPLICANT/ AGENT LEONARD S. JALBERT  
Address 54 MAIN ST  
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 ADDRES 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: 158 LANE EIGHT

Lot(s): 158    Plan: 103/58

Assessment Lot Number(s): 387-00147-158

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 USE

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)	Private Well	Private Well
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Private Septic	Private Septic
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Swales	Swales

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial						
Institutional						
Residential	3,939 SF	4,179 SF	0	0	1	1
Total	3,939 SF	4,179 SF	0	0	1	1

**Part C**

**Project Narrative** *Must be completed by applicant or agent*

Describe the proposed project in terms of use, design elements and construction timeframe.

RESIDENTIAL HOME NOT TO BE ALTERED. PROPOSED POST AND BEAM GARAGE 12' X 20' WILL BE CONSTRUCTED. CONSTRUCTION SHOULD BE COMPLETED WITHIN A TWO MONTH SPAN. GARAGE WILL HAVE A CONCRETE FLOOR AND SIDING TO MATCH THE EXISTING STRUCTURE.

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Explain how the design and layout of the development or use constitutes suitable development without detriment to the neighborhood or to the environment.

GARAGE WILL BE ATTACHED TO THE EXISTING HOUSE WITHIN THE AREA THAT IS PRESENTLY USED FOR PARKING. NO GRADE CHANGES WILL BE NECESSARY AND THE ACCESS TO THE GARAGE WILL NOT BE ALTERED AND REMAIN WITH A GRAVEL SURFACE.....

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Describe any special processes, mitigation measures or unique circumstances which may have a bearing on project approval

OWNERS IS THE VICINITY OF THE PROPOSED GARAGE ARE IN AGREEMENT WITH THE PROPOSED GARAGE

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10. Please list any technical studies or background material being submitted to support the application.

PROPERTY WAS SURVEYED AND A SITE PLAN IS PRESENTED DEPICTING THE PROPOSED WORK AREA AND GARAGE DESIGN.

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11. Please indicate (√) if the applicant or owner has submitted any of the following applications for all or part of the subject property and complete the following chart:

Other Applications	Required		Submitted		File Number	Status of Application
	Yes	No	Yes	No		
Conservation Commission (Notice of Intent or Request for Determination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		FILE END JANUARY
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Board of Health (Septic, food, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Zoning Board of Appeals (Special Permit, Variance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Other:

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# SITE PLAN CHECK LIST

## 1. Existing Site Plan – note any non-conformance

YES	NO – must give reason below		For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locus	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing Structures	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing roads and curbs	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contours and elevations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Abutters within 300 feet	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zone and dimensional requirements	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setbacks	_____

### Additional comments

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## 2. Proposed – meets zoning unless noted

YES	NO – must give reason below		For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot dimensions	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed buildings	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Percent building & impervious areas	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalks and buffer areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets, driveways and access	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Circulation patterns	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking spaces and calculations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Allowed use reference	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building mean height	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumpsters & screening	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outdoor storage areas	_____

### Additional comments

PROPERTY OWNER JOHN F. GOSSELIN IS IN AGREEMENT WITH PROPOSED GARAGE AND HAS NO CONCERNS.

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### 3. Grading

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Buffer zones and distances	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wetlands and vernal pools	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Riparian features	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Flood zones	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Ground water elevations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Significant species type and habitat	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Detention and Retention Basins	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Grading plan	_____

#### Additional comments

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### 4. Utilities

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants and sprinklers	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sewer lines and connections	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Electric and wire lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Drainage structures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oil and propane tanks	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Snow storage area	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public and private wells	_____

#### Additional comments

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## 5. Landscaping, Lighting and Signs

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Landscaping and calculations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Lighting location, size, type, direction	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Open space as percent of lot	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sign location size and detail	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Geologic features	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Dust and noise control measures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing permanent and temporary	_____

### Additional comments

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## 6. Detail Sheets

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Tree planting	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Shrub planting	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Light poles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Catch basins	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Man holes	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Traps	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trenching	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Road profiles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Curbing and Burms	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Signs and support	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sewer fixtures	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Headwalls	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Facades	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> External materials & colors	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Fenestration	_____

**Additional comments**

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**7. Calculations and Studies unless waived**

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Lot coverage	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> ITE trip generation calculations	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Planting calculations and schedule	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Traffic impacts	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage calculations	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water and sewer demands	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrant pressure tests	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water and aquifer studies	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Other	<hr/>

**Additional comments**

TOTAL PARCEL COVERAGE WILL BE 9.13 % UPON COMPLETION OF PROPOSED GARAGE.

**8. Permits applied for / received from other boards, agencies or commissions**

Board/Agency	Action or Conditions
CONSERVATION	APPLY AFTER APPROVAL OF ZBA
BUILDING DEPT	APPLY AFTER APPROVALS COMPLETE
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

**AUTHORIZATION (Must be signed by applicant)**

I hereby request that the Town of Sturbridge Planning Board review this application for Site Plan approval, 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 Site Plan Review Regulations of the Planning Board of the Town of Sturbridge.

  
Signature of Applicant

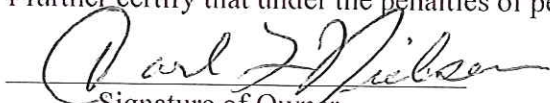
Jan 11, 2019  
Date

**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

1/11/2019  
Date

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

Name of Representative: LEONARD S. JALBERT

Address of Representative: 54 MAIN ST STURBRIDGE MA

Telephone No.: 508-347-5136

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.

*An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.*

**Incomplete applications will be automatically rejected and returned to the applicant.**

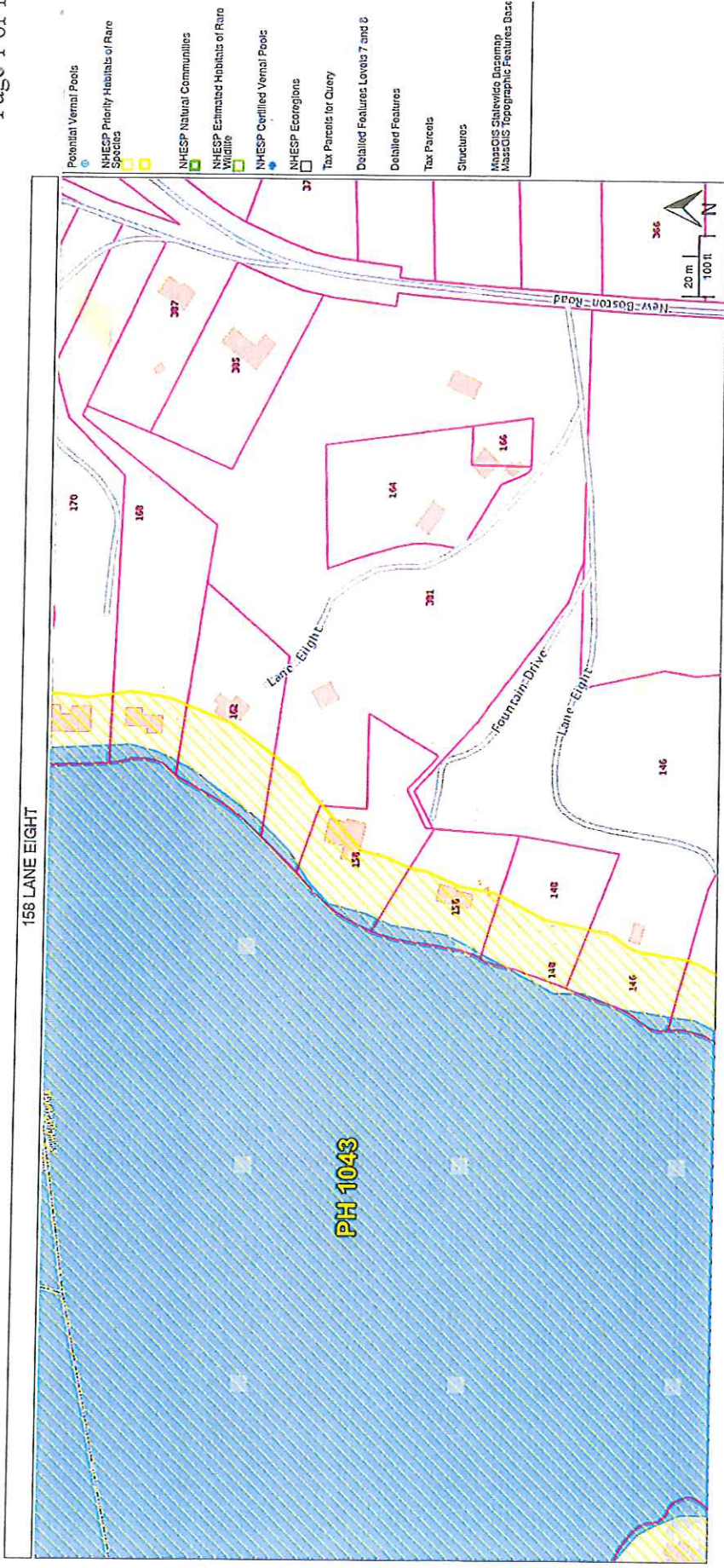
Applications should be submitted to:

Town of Sturbridge Planning Department  
Center Office Building  
301 Main Street  
Sturbridge, MA, 01566  
508-347-2508

Applicants are *strongly* encouraged to schedule a submittal meeting with the Town Planner.

158 LANE 8





# National Flood Hazard Layer FIRMette

42°10'14.59"N

Subject: Carl Nielsen-158 Lane Eight



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A00
- With BFE or Depth Zone AE, AH, AN, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS**

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMFRs
- Area of Undetermined Flood Hazard (Zone X)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

North Arrow

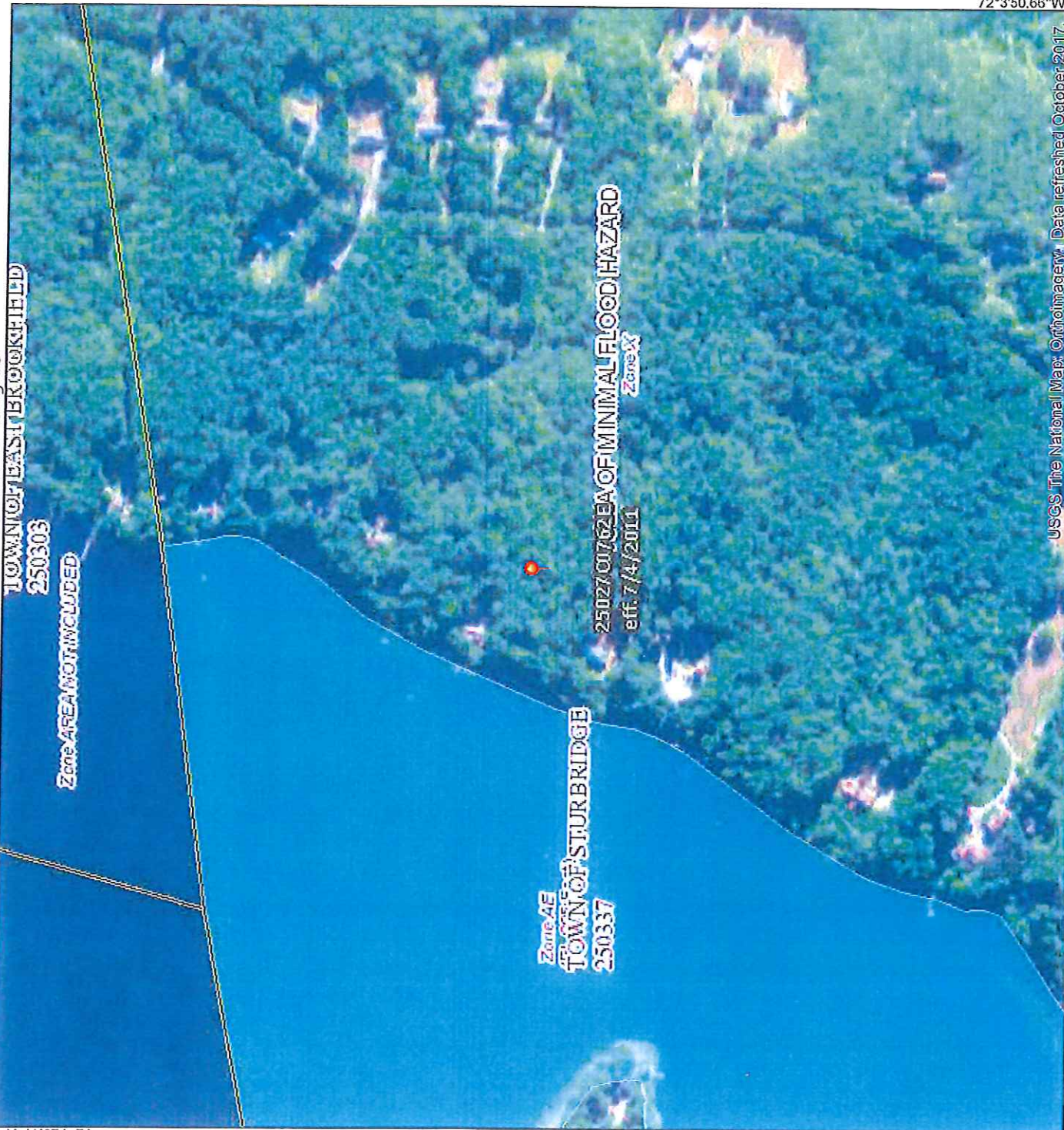
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

## 158 Lane Eight

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/16/2018 at 10:00:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and nonmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed October 2017.

42°10'14.59"N

1:6,000

Feet

2,000

1,500

1,000

500

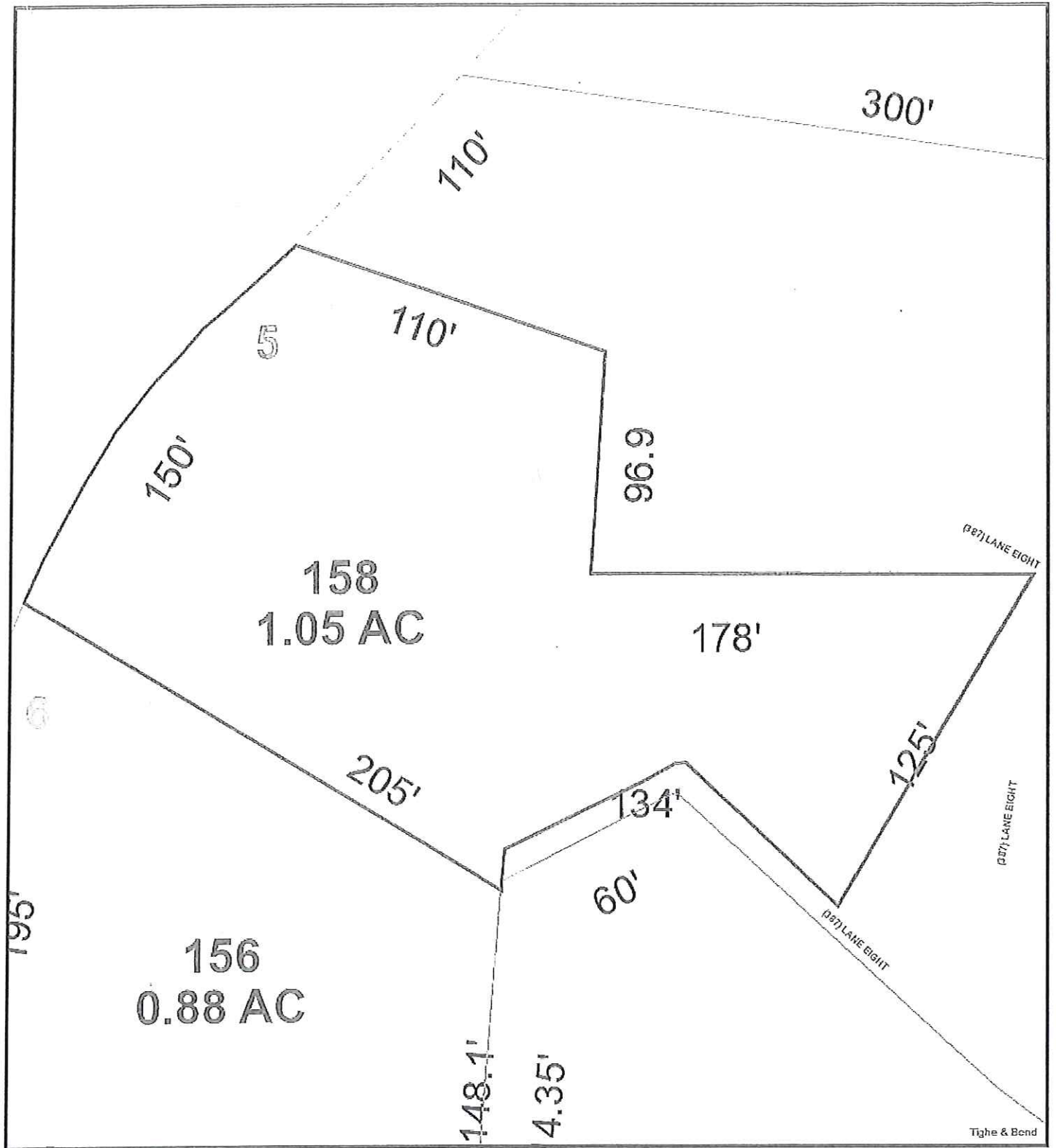
250

0

72°3'50.66"W





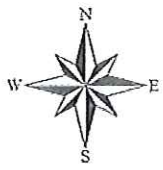


Tighe & Bond

6/21/2018 8:33:10 AM

Scale: 1"=50'  
Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



Affidavit  
B 16729  
P 122

DEED

We, CARL O.W. STOLPE, JR., and MYRTLE L. STOLPE of Worcester, Worcester County, Massachusetts, for consideration of One Hundred Twenty Thousand (\$120,000.00) Dollars paid, GRANT TO

CARL F. NIELSEN, JR., and JUDITH L. NIELSEN, husband and wife, tenants by the entirety of 5 Boyes Avenue, Brookfield, Worcester County, Massachusetts, with QUITCLAIM COVENANTS, the land in Sturbridge, Worcester County, Massachusetts, as follows:

PARCEL #1

A certain parcel of land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts on Quacumquasit Lake, said parcel being shown as Lot 5 on Plan of Subdivision of Bucklin Property Quacumquasit Lake, Drawn by H.L. and H.C. Robinson, Engineers, dated July, 1938, which plan is duly recorded, /said parcel being more particularly bounded and described as follows:

Plan Book 103, Plan 58

BEGINNING at a point on the high water line of Quacumquasit Lake, said point being in the center of the Gully and at land conveyed from Frederick Bucklin, et ux to Helen I. Fitton, as shown on said plan;

THENCE Southeasterly by the center of said Gully and by said Fitton land, two hundred five feet, more or less, to a point at other land now or formerly of Frederick Bucklin, et ux, said point being marked by a stake;

THENCE North 15° 25' 30" East by said other land now or formerly of Frederick Bucklin, et ux, one hundred eighty-nine and ninety hundredths feet to a point marked by a stake;

THENCE North 60° 24' West by said other land now or formerly of Frederick Bucklin, et ux, through the center of a pine tree, one hundred ten feet, more or less, to the high water line of Quacumquasit Lake;

THENCE Southwesterly by the high water line of said Quacumquasit Lake, one hundred fifty feet to the place of beginning.

Together with the right to pass and repass for all purposes over a roadway of approximately twelve feet in width leading from East Brookfield-Sturbridge Road westerly and northwesterly to the lot herein conveyed and being designated as F and K on said plan.

Together with the right in common with the owners of Lot 6 on said plan to pass and repass for all purposes over the Gully between Lots 5 and 6 as shown on said plan.

Subject to the right of way over said Gully granted by deed of Frederick Bucklin, et ux to Henry H. Browning, dated August 5, 1938.

The premises herein described are subject to the restriction that they shall be used exclusively for residential purposes.

PARCEL #2

A certain parcel of land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a point at the easterly boundary of other land now or formerly of Edward G. Twohey, et al, which point is northerly ten and seventy-five hundredths feet, more or less from a stone monument at land of Twohey, one Richardson and one Mason;

Property Address: Quacumquasit Lake, Sturbridge, MA

Aug 5 3 59 PM '92

THENCE Northerly by said other land of Twohey, ninety-three feet, more or less to a point (iron pipe);

THENCE Southeasterly by other land of Twohey about one hundred seventy-eight feet, more or less to a point (iron pipe);

THENCE Southwesterly, one hundred twenty-five feet, more or less to a private way (iron pipe);

THENCE Northwesterly and Westerly by said private way, one hundred thirty-four feet, more or less to the point of beginning.

Said private way is marked "K" on a plan of land in Sturbridge acquired by Edward A. Bigelow dated August 14, 1945 and filed in Worcester District Registry of Deeds, Plan Book 136, Page 43.

Being the same premises conveyed to us by deed of Edward G. Twohey and Jane E. Twohey, dated August 23, 1976 and recorded in the Worcester District Registry of Deeds, Book 6034, Page 61.

Witness our hands and seals this 30th day of July, 1992.

*James R. Lick*  
Witness  
*Myrtle L. Stolpe*  
Witness

*Carl O.W. Stolpe, Jr.*  
Carl O.W. Stolpe, Jr.,  
By Myrtle L. Stolpe Under  
Power of Attorney Executed  
11/6/90 See Inst # 90359 recorded  
herewith  
*Myrtle L. Stolpe*  
Myrtle L. Stolpe, individually and as  
attorney in fact for Carl O.W. Stolpe,  
Jr.

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

July 30, 1992

Then personally appeared the above-named Carl O.W. Stolpe, Jr., by Myrtle L. Stolpe, Under Power of Attorney Executed on 11/6/90 and Myrtle L. Stolpe, Individually and acknowledged the foregoing to be their free act and deed, before me

*[Handwritten signature]*

*Timothy W. Murphy*  
Timothy W. Murphy - Notary Public

MY COMMISSION EXPIRES: 4-29-99

STC # 0-101-315



ATTEST: WORC., Anthony J. Vigliotti, Registrar

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
387-00147-148	C-DAS LLC	8 PUTNAM AVENUE	CHELMSFORD	MA	01824	148 LANE EIGHT
387-00148-136	DIVERDI BUILDERS INC	3 BRIGHAM ROAD	PAXTON	MA	01612	136 LANE EIGHT
387-00147-156	DOHERTY CHARLENE L	156 LANE EIGHT	STURBRIDGE	MA	01566	156 LANE EIGHT
387-00157-146	ECKHERT N LYNN	PO BOX 1284	STURBRIDGE	MA	01566	146 LANE EIGHT
455-00241-381	GOSSELIN JOHN F	P. O. BOX 1143	STURBRIDGE	MA	01566	381 NEW BOSTON ROAD
391-00148-168	QUINK STEPHEN M	37 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	168 LANE SEVEN
387-00148-164	TREMBLAY BRIAN M	164 LANE EIGHT	STURBRIDGE	MA	01566	164 LANE EIGHT
387-00148-162	ZUKAS PETER W & LYNN A TRUSTEES	162 LANE EIGHT	STURBRIDGE	MA	01566	162 LANE EIGHT
	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: 158 LANE EIGHT						
Certified Copy						
Assessor:	<i>John P. Murphy</i>					
Date:	12-26-18					

SEE 1011

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Grade	04		Average +10				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	03		Gable/Hip				
Roof Structure	03		Asph/F Gls/Cmp				
Roof Cover	06		Cust Wd Panel				
Interior Wall 1	09		Pine/Soft Wood				
Interior Wall 2	02		Oil				
Interior Fir 2	04		Forced Air-Duc				
Heat Fuel	01		None				
Heat Type	03		3 Bedrooms				
AC Type	2						
Total Bedrooms	1						
Total Bathrooms	4						
Total Half Baths	03						
Total Xtra Fixtrs	02						
Total Rooms							
Bath Style							
Kitchen Style							

**MIXED USE**

Code	Description	Percentage
1013	SFR WATER R	100

**COST/MARKET VALUATION**

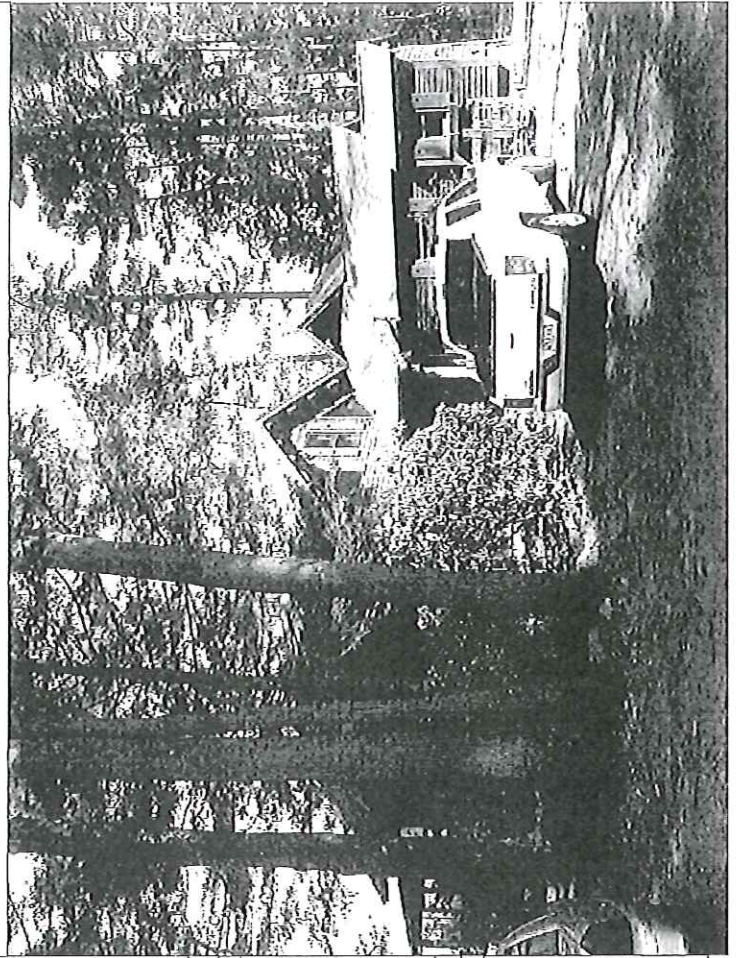
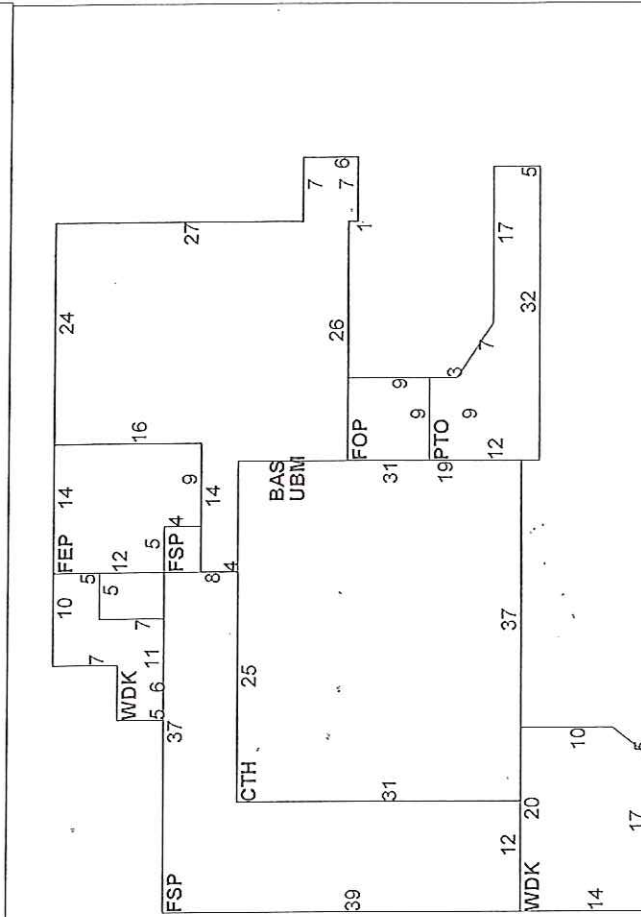
Adj. Base Rate:	112.04
Replace Cost:	330,841
AYB	1995
EYB	2000
Dep Code	A
Remodel Rating	
Year Remodeled	16
Dep %	0
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	84
Overall % Cond	277,900
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Sub	Units	Unit Price	Yr	Grade	Dep Rt	Cond	%Cnd	Apr Value
FGRI	GARAGE-AVE	L	400	18.00	1985	0	0	50	50	3,600
PAT2	PATIO-GOOD	L	525	5.00	1995	0	0	50	50	1,300
FPL2	1.5 STORY CH	B	1	2,800.00	2000	1	1	100	100	2,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	2,037	2,037	1,147	112.04	228,217
CTH	Cathedral ceiling	0	0	204	11.23	12,884
FEP	Porch, Enclosed, Finished	0	0	81	78.55	16,021
FOP	Frame Porch	0	0	688	22.13	1,793
FSP	Porch, Screen, Finished	0	0	172	28.01	19,270
PTO	Patio	0	0	235	11.44	2,689
UBM	Basement, Unfinished	0	0	2,037	22.39	45,598
WDK	Deck, Wood	0	0	389	11.23	4,369
<b>Ttl. Gross Liv/Lease Area:</b>					<b>2,037</b>	<b>330,841</b>



<b>CURRENT OWNER</b>		<b>TOPO.</b>		<b>UTILITIES</b>		<b>STR./ROAD</b>		<b>LOCATION</b>	
NIELSEN CARL F JR & JUDITH L 158 LANE EIGHT STURBRIDGE, MA 01566 Additional Owners:		4 Rolling 6 Waterfront		5 Well 6 Septic		3 Unpaved		2 Suburban	
Other ID: 387-00147-158		<b>SUPPLEMENTAL DATA</b>		SEPTIC STD FEATURES STD TOPO STEEP - SEVERE WF CHAR STD USE YR RND		RESIDENTL RES LAND RESIDENTL		348 STURBRIDGE, MA	
POND SOUTH GIS ID: 387-00147-158		ASSOC PID#				280,300 206,000 4,900		VISION	

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>q/u v/l</b>		<b>SALE PRICE</b>		<b>V.C.</b>	
NIELSEN CARL F JR CARL O W		14427/110 06034/0061		08/05/1992		Q I I I		120,000		00	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Type	Description	Amount
Total:			469,900

<b>ASSESSING NEIGHBORHOOD</b>		<b>TRACING</b>	
NBHD/SUB	NBHD Name	Street Index Name	Batch
7/A			

**NOTES**  
 NATURAL STAIN  
 BROWN  
 PAT2 IN FRONT OF FGRI

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	277,900
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	4,900
Appraised Land Value (Bldg)	206,000
Special Land Value	0
Total Appraised Parcel Value	491,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit ID	Issue Date	Description	Amount
BP0281	11/12/2014	Residential	5,000
		Insp. Date	% Comp.
			100
		Date Comp.	Comments
			ROOF

<b>LAND LINE VALUATION SECTION</b>														
B #	Use Description	Zone	D	Front	Depth	Units	Unit Price	Acre Disc	C. Factor	ST. Adj.	Notes-Adj	Special Pricing	S Adj	Land Value
1	1013 SFR WATER R	RR	150			43,560 SF	1.39	1.0000	0.80	0.530	TOPO	Spec Use	1.00	205,900
1	1013 SFR WATER R	RR				0.05 AC	0.00	1.0000	0.80	0.00	TOPO	Spec Calc	1.00	4.73
1	1013 SFR WATER R	RR				150.00 FF	0.00	1.0000	1.00	0.00	TOPO	Spec Calc	.00	0.00
Total Card Land Units: 1.05 AC													Parcel Total Land Area: 1.05 AC	Total Land Value: 206,000

# CERTIFICATE OF TAXES PAID

*Barbara A. Barry, Finance Director*

Department/Board/Committee: ZONING BOARD OF APPEALS

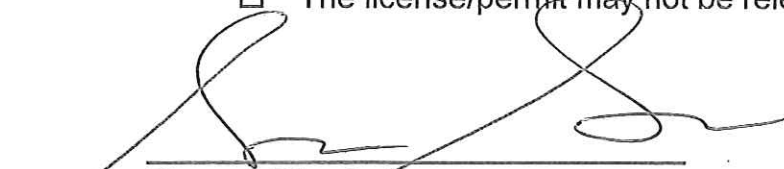
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Carl F. Nielsen, jr. & Judith L. Nielsen

Property Location: 158 Lane Eight

-----  
Please be advised that all taxes:

- The license/permit may be released
- The license/permit may not be released

  
\_\_\_\_\_  
Finance Director

1-3-19  
Date



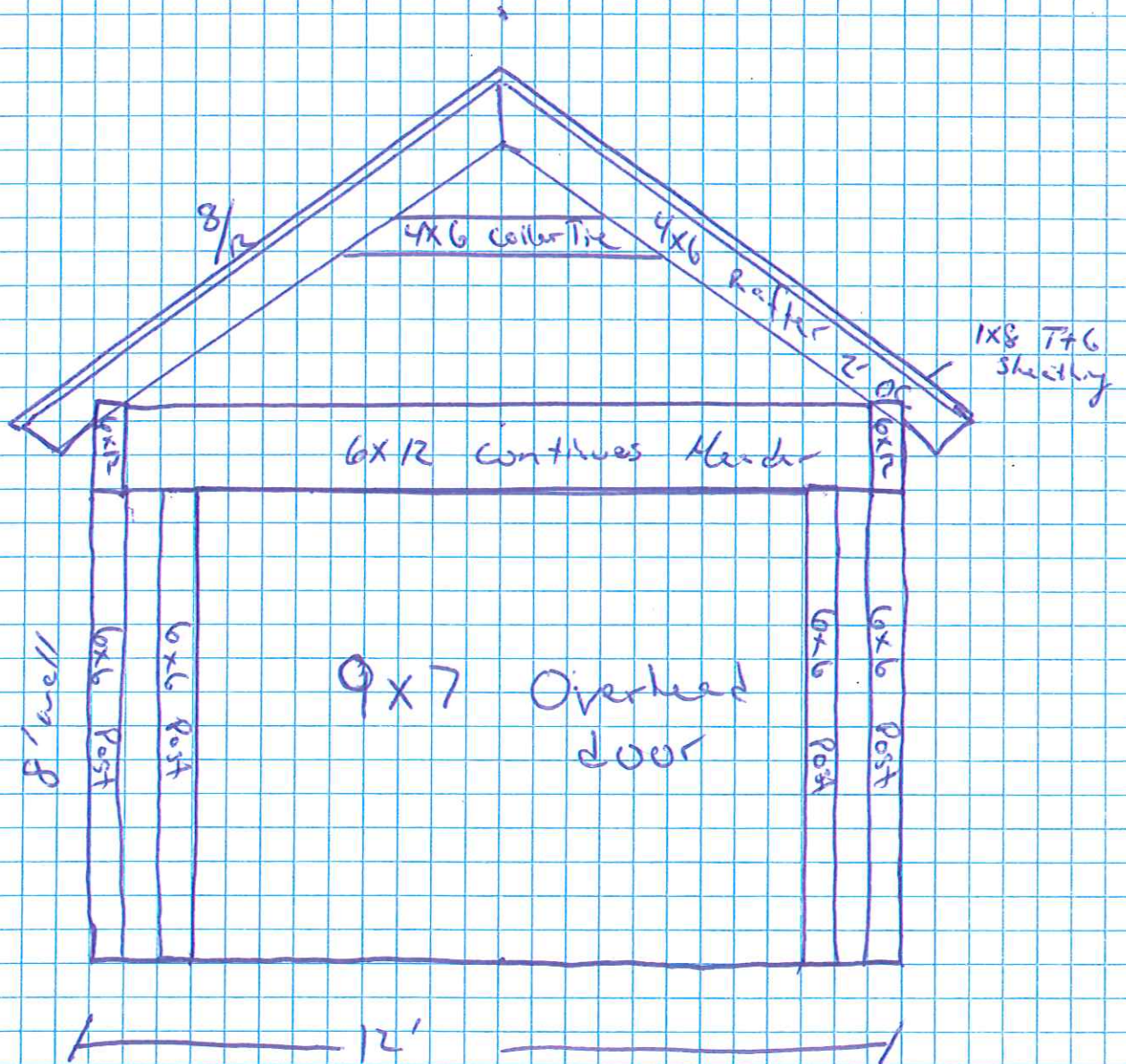
12 x 20 Garage

Carl Nielson

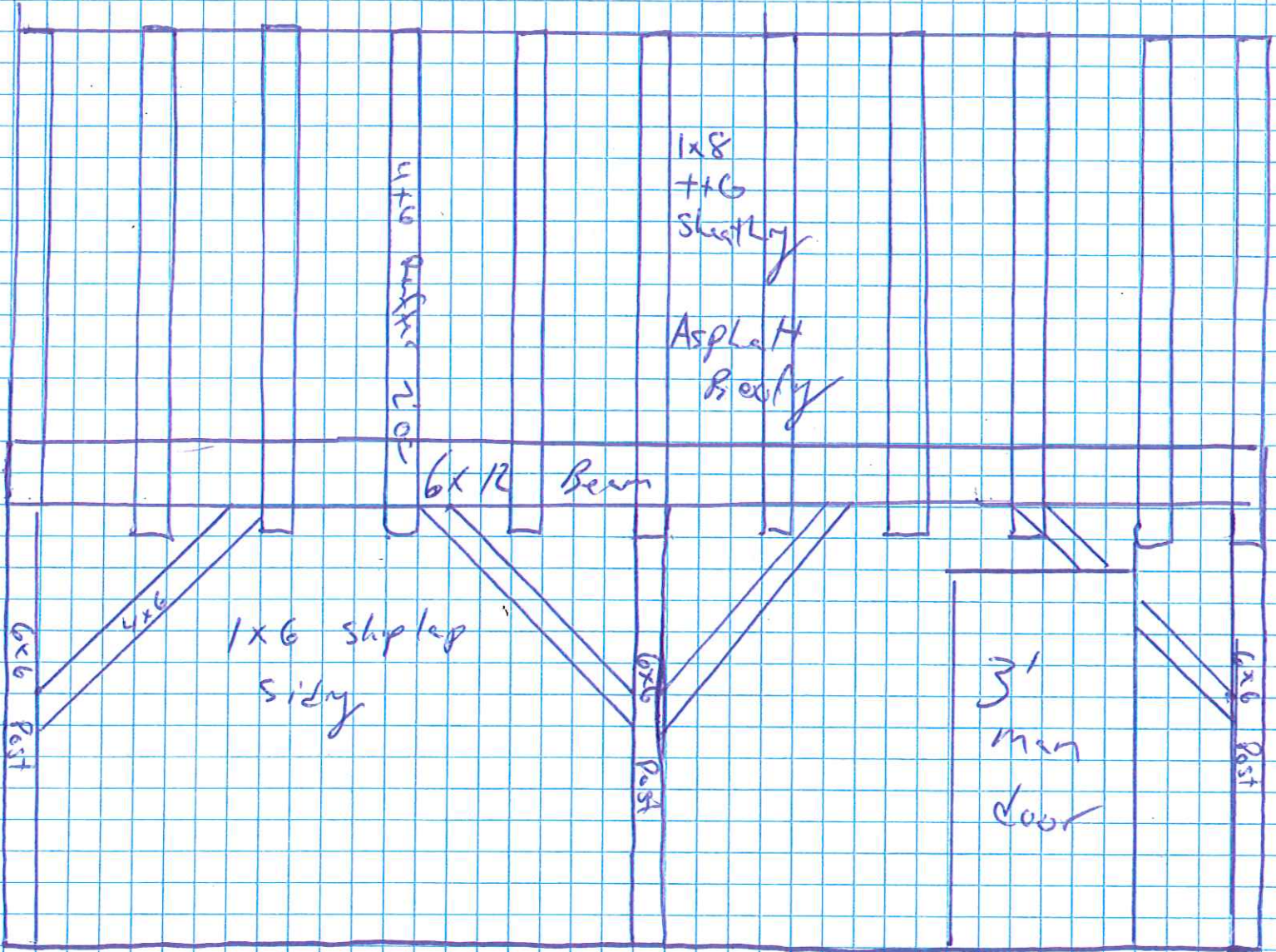
158 Lane 8

Sturbridge MA

# Front and Rear Gable Designs

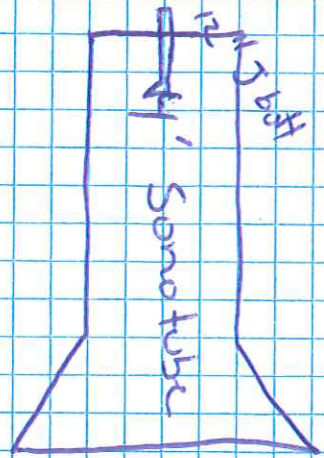
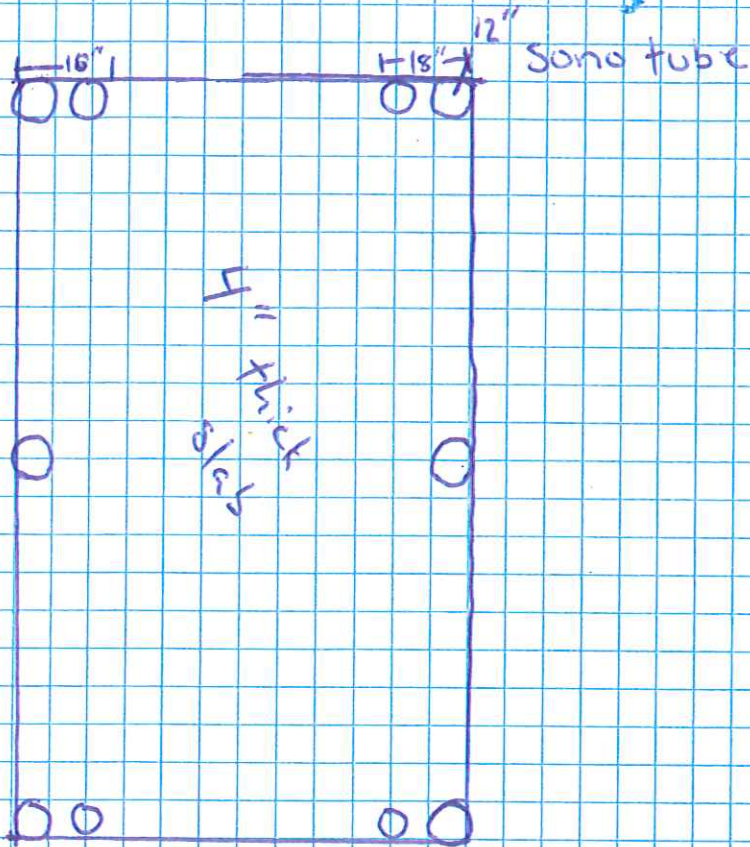


# Side View



# Foundation Plan

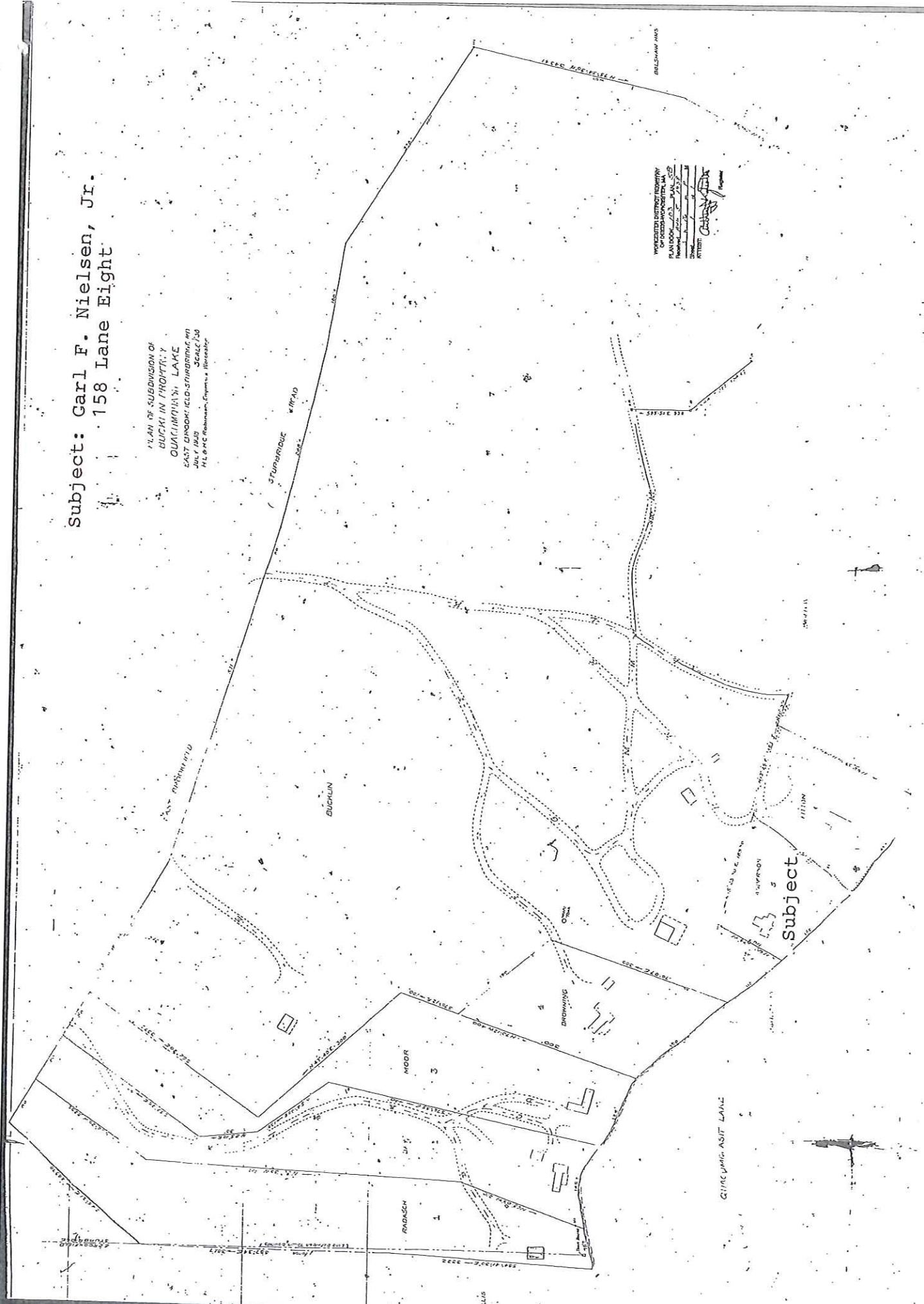
12 x 20



Subject: Carl F. Nielsen, Jr.  
158 Lane Eight

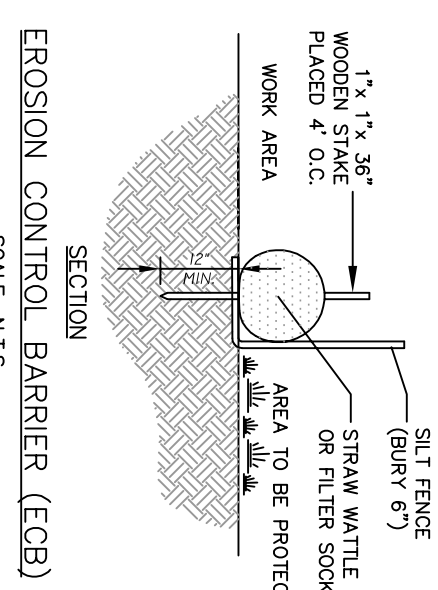
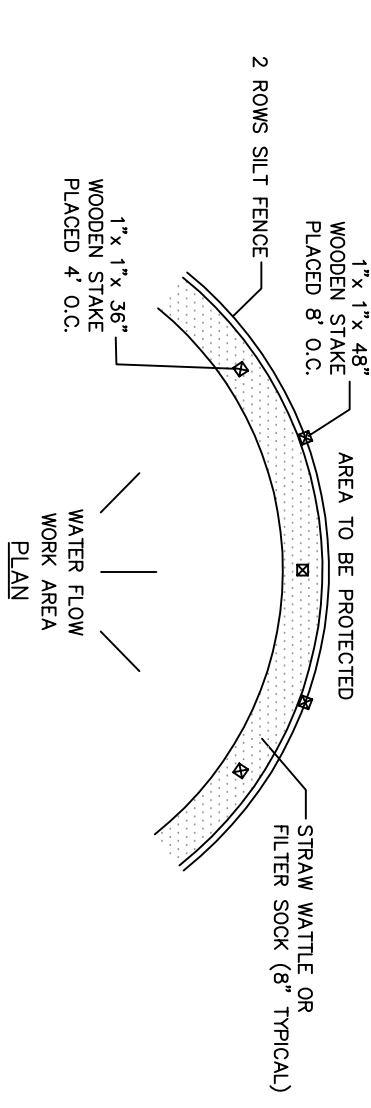
PLAN OF SUBDIVISION OF  
BUCKLE IN PROPERTY  
QUANTUMVALE LAKE  
EAST BRIDGE BLDG-STURMIDIC IN  
JULY 1950 SCALE 1/32  
PL & PC Robinson, Ogden & Hildebrand

WORKSHEET SUBMITTED TO  
OFFICE OF REGISTERED PLANNERS  
PLANNING BOARD  
DATE  
BY  
APPROVED  
BY  
DATE

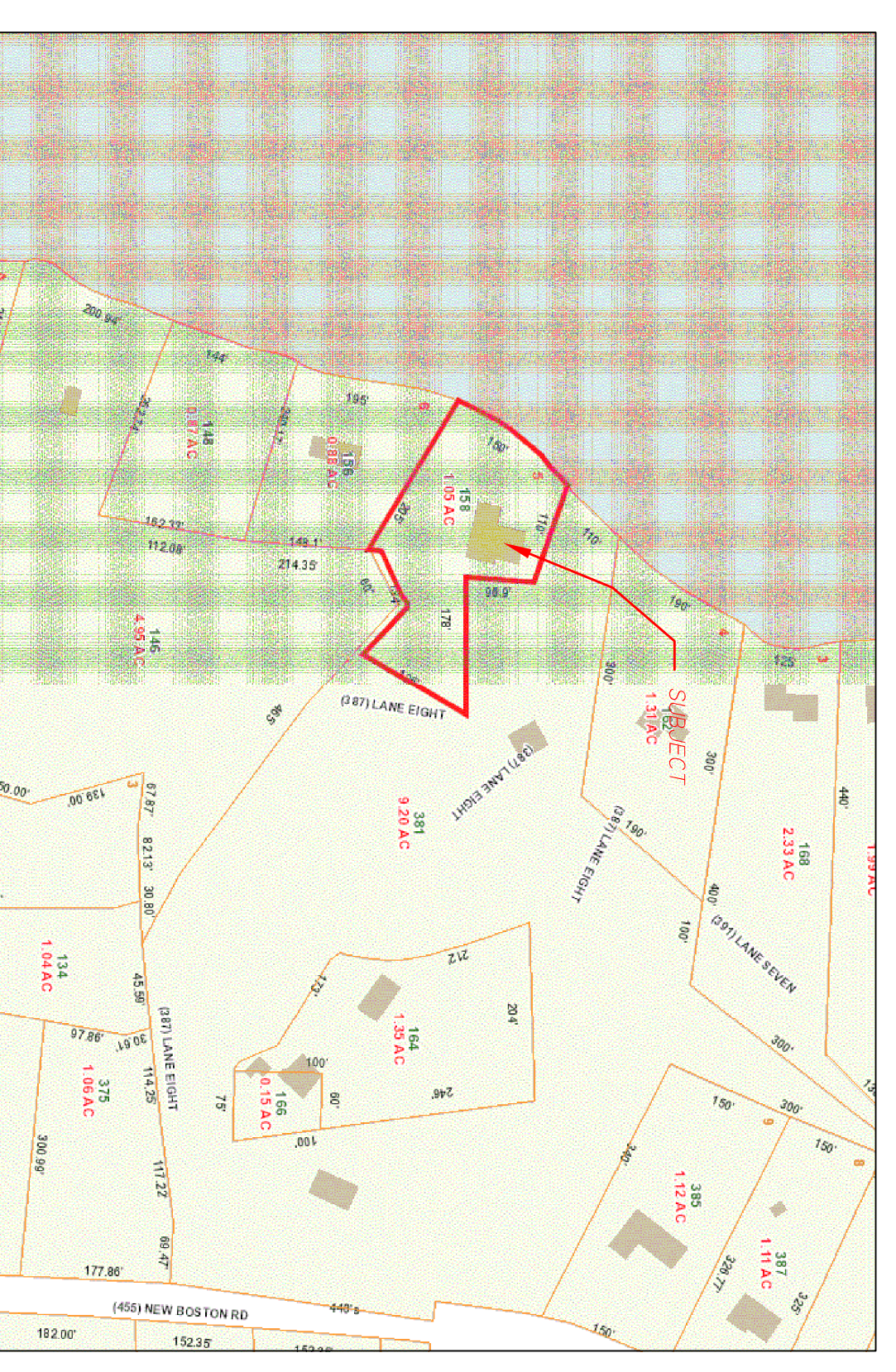


STURBRIDGE ZONING: RURAL RESIDENTIAL	
REQUIRED	EXISTING
AREA: 1. ACRE	AREA: 45.738 S.F. +/-
FRONTAGE: 150'	FRONTAGE: 134 +/-'
FRONT YARD: 30'	FRONT YARD: 143 +/-'
SIDE YARD: 20'	SIDE YARD: 9.5 +/-'
REAR YARD: 20'	REAR YARD: 4.75 +/-
%COVERAGE: 15	%COVERAGE: 8.6

EXISTING LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE	524 S.F.
EXISTING DECKS	524 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	425 S.F.
TOTAL:	3939 S.F.
3939 (100) = 8.6%	
PROPOSED LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE	2920 S.F.
EXISTING DECKS	2920 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	425 S.F.
PROPOSED GARAGE	240 S.F.
TOTAL:	4179 S.F.
4179 (100) = 9.13%	
45738 +/-	



C-DASS LLC



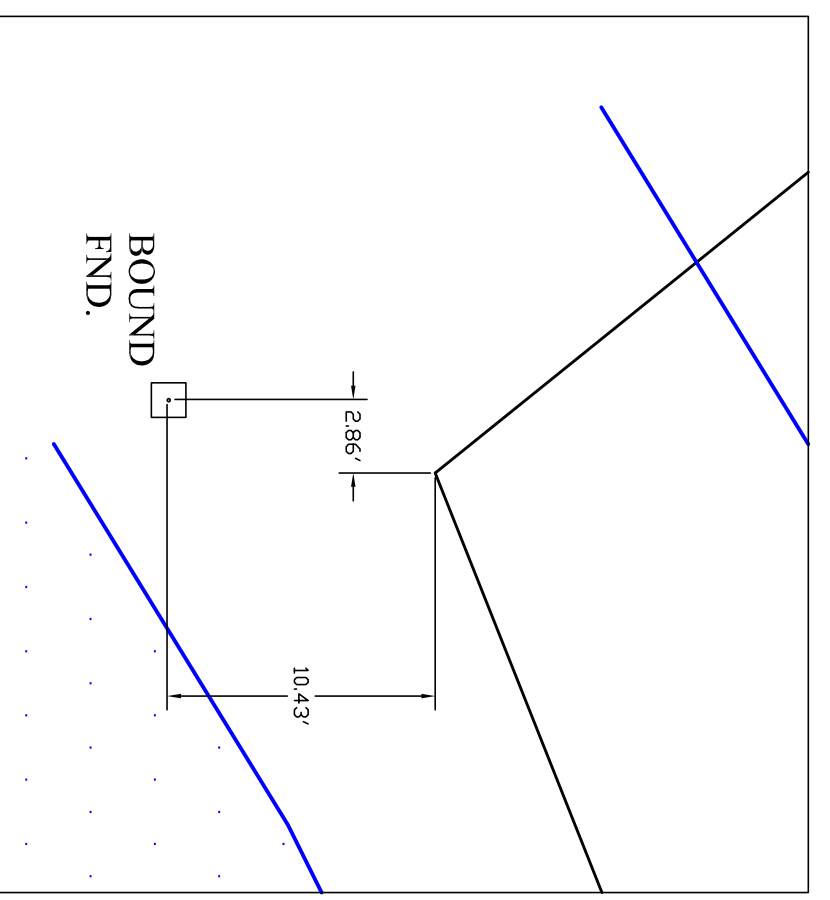
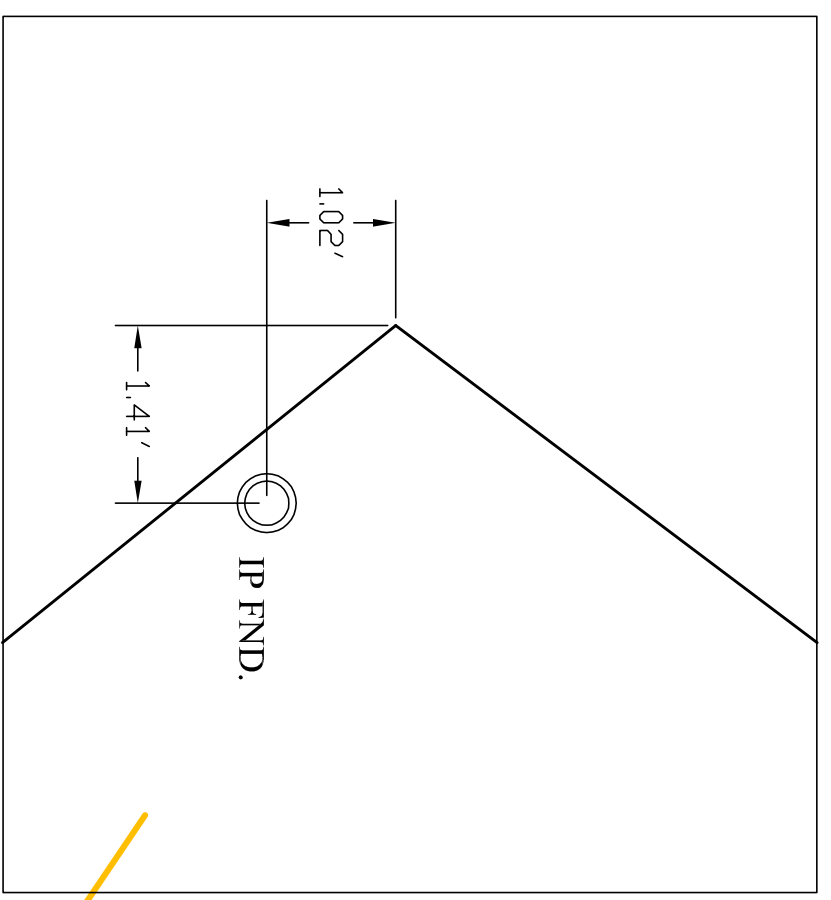
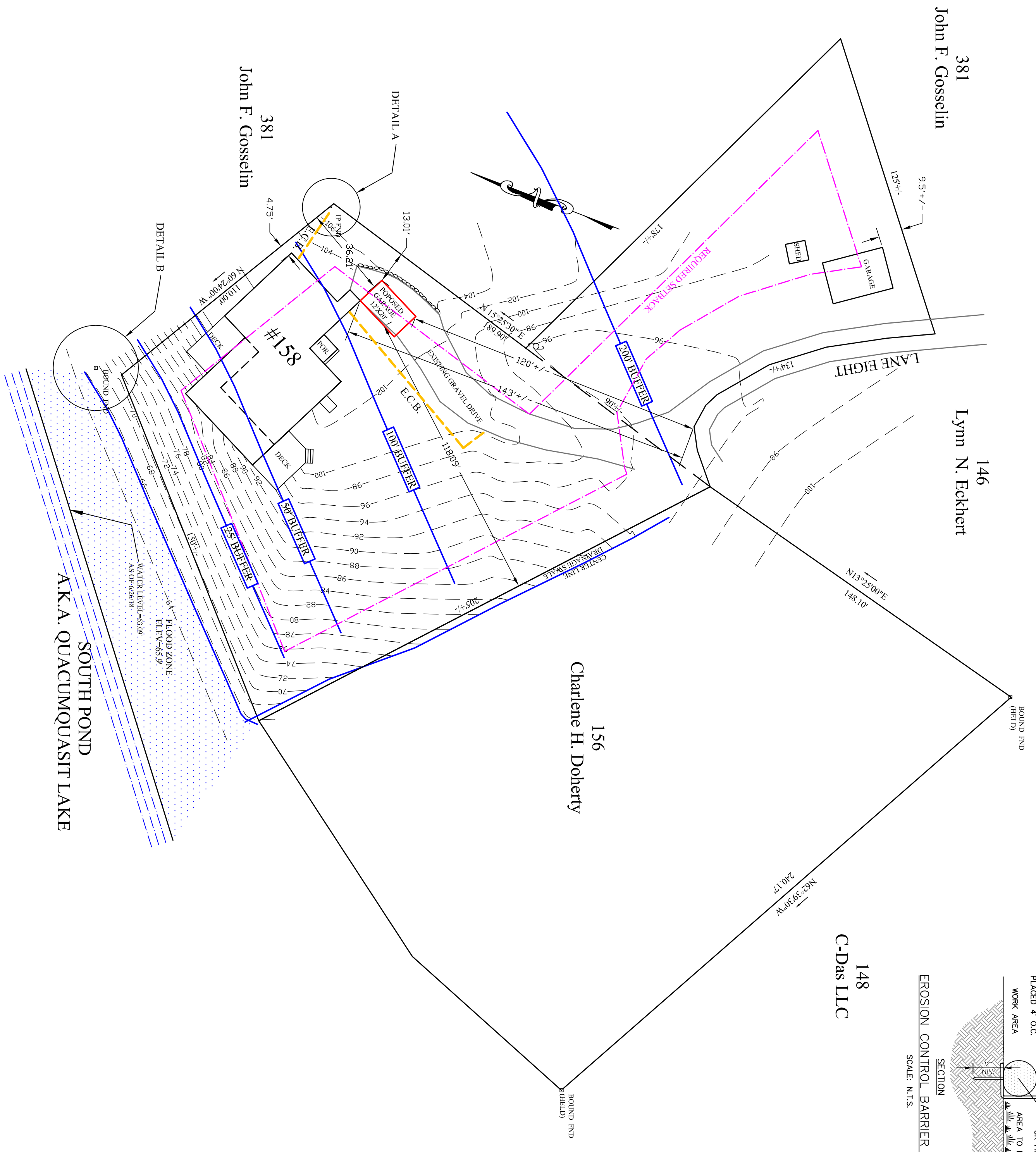
**LOCUS**  
SCALE=NONE

- LIST OF ABUTTERS OWNERS**
- C-DASS LLC
  - DIVERDI BUILDERS INC
  - DOHERTY, CHARLENE L.
  - ECKHERT, LYNN N.
  - GOSSELIN, JOHN F.
  - QUINK, STEPHEN M.
  - TREMBLAY, BRIAN M.
  - ZUKAS, PETER W. & LYNN A.
  - 148 LANE EIGHT
  - 136 LANE EIGHT
  - 156 LANE EIGHT
  - 146 LANE EIGHT
  - 381 NEW BOSTON RD.
  - 168 LANE SEVEN
  - 164 LANE SEVEN
  - 162 LANE SEVEN



*James J. Wilcox*

ASSESSOR MAP 1 PARCEL 158



ORIGINAL	REVISIONS					
DATE	BY	REV. DATE	DESCRIPTION	MADE	CHK'D	AP'VD
06/26/18	AMT					
	LSJ					
	LSJ					
	LSJ					
	LSJ					
	LSJ					

**JALBERT ENGINEERING, INC.**  
CIVIL ENGINEERS & SURVEYORS

54 Main Street  
Sturbridge, Massachusetts 01566-1244  
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136  
Fax: (508) 347-7962

**EXISTING CONDITION PLAN**  
PREPARED FOR  
CARL F. JR & JUDITH L. WILCOX  
158 LANE EIGHT, STURBRIDGE, MA

0' 30' 60' 90'

SCALE: 1" = 30'

PLAN DATE: JUNE 26, 2018  
DWG NUMBER  
**18111**