

REQUEST FOR DETERMINATION

PREPARED FOR:

H. LORRAINE HERBERT

19 WOODSIDE CIRCLE

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

19 WOODSIDE CIRCLE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 18160

RECEIVED
OCT 16 2018

ZONING BOARD
OF APPEALS

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REQUEST FOR DETERMINATION

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DEED

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ASSESSOR'S FIELD CARD

FORM STT.A1

CHECK COPIES

PROPOSED SITE PLAN 18160

NARRATIVE

THE ADDITION IS BEING INSTALLED TO INCREASE THE KITCHEN AREA ON THE FIRST FLOOR ONLY. THE ROOF LINE WILL MATCH THE EXISTING DORMER ROOF LINE. ACCESS TO THE REAR DECK WILL BE SHIFTED AS SHOWN ON PLAN. THE REAR PATIO AREA WILL BE ALTERED. ALL SUPPORTS FOR THE DECK WILL NOT BE ALTERED AND NO EXCAVATION WILL TAKE PLACE WITHIN THE DECK AREA. THE EROSION CONTROL LINE WILL BE THE EXTENT OF WORK LIMIT FOR THE PROJECT.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 18160 for additional information.

REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLINGS
(2010)

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner H. LORRAINE HERBERT
 Property Address 19 WOODSIDE CIRCLE
 Mailing Address 19 WOODSIDE CIRCLE STURBRIDGE MA 01566
 Telephone 508-864-4232 Email _____
 Deed Reference 21245/339 Purchase Date 4/7/99
 Assessor's Map # 20 \$25.00 Fee/Check # 31784

1. Complete the required, existing and proposed conditions:

Zoning District SUBURBAN RES

	Zoning Requirements	Existing Conditions	Proposed Conditions
Maximum Lot Area	1/2 AC	1.07 AC	1.07 AC
Maximum Frontage	125'	120'	120'
Maximum % Coverage	15%	5%	5.2%
Minimum Front Setback	30'	80'	80'
Minimum Side Setback	15'	20' L / 34' R	20' L / 34' R
Minimum Rear Setback	15'	253'	253'
Maximum Height Mean	35'	32'	32'
Maximum Stories	2	2	2

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

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:

TWO STORY SINGLE FAMILY RESIDENTIAL HOME SERVICED
BY MUNICIPAL WATER AND SEWER.

5. Describe the character of the abutting properties, neighborhood and zoning district: SUBURBAN RESIDENTIAL ARE APPROVED 12/19/84
SINGLE FAMILY RESIDENTIAL 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. 3'-5" X 19" - 6" WILL BE ADDED TO THE REAR OF THE BUILDING AND THE DECK to be altered by 1' -4" with the stairs relocated as shown on said plan number 18160.

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 application is responsible for the cost of Public Hearing Notices, to be paid at the Hearing.

A. Conner Herbst

October 15, 2018

Signature of Owner

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

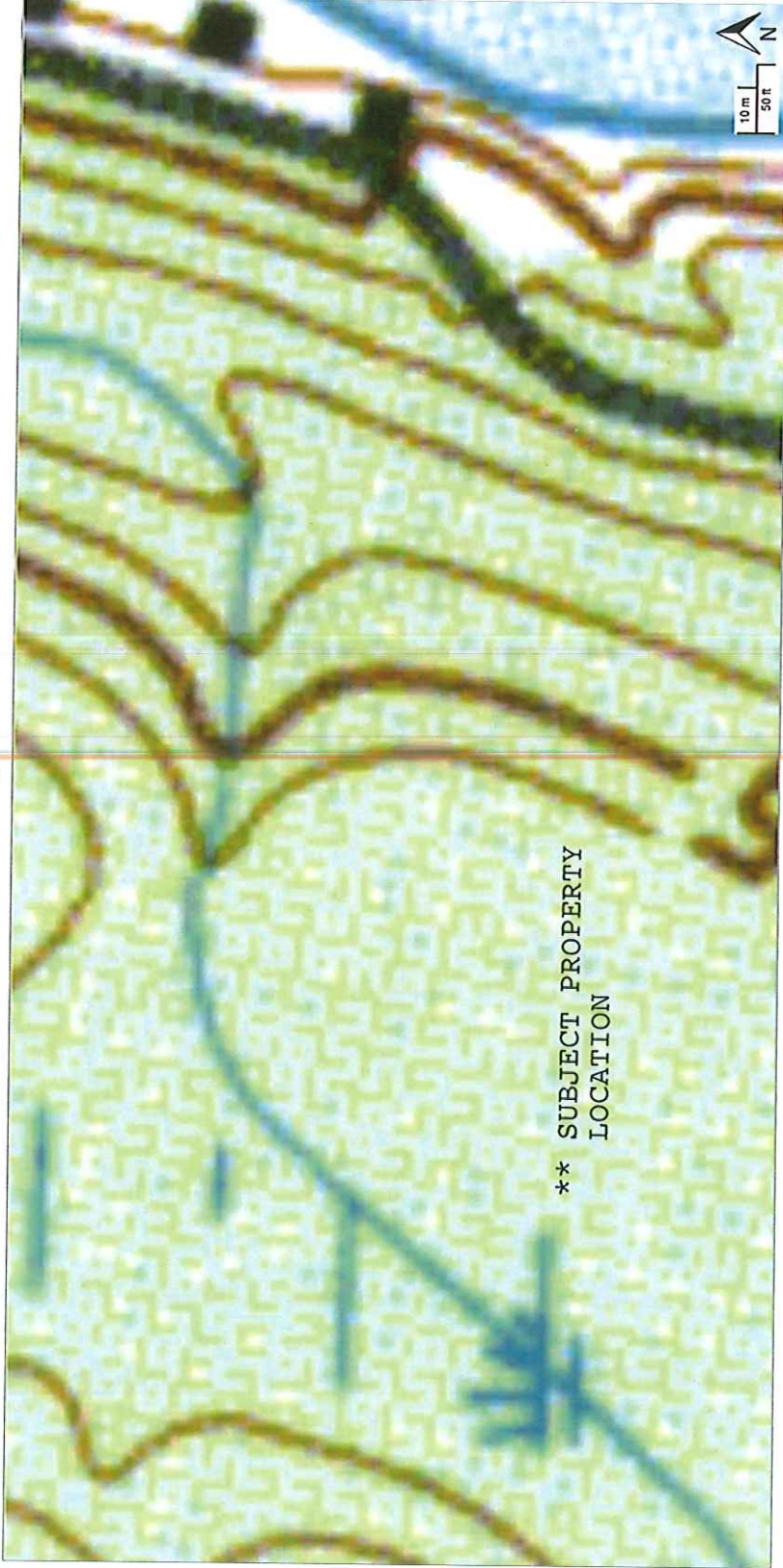
Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

SECTION OF USGS QUADRANGLE MAP

19



USGS Topographic Maps

Tax Parcels

MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

** SUBJECT PROPERTY
LOCATION

PROPERTY: H. LORRAINE HERBERT, 19 WESTWOOD CIRCLE, STURBRIDGE, MA

NATURAL HERITAGE MAP



PROPERTY: H. LORRAINE HERBERT, 19 WESTWOOD CIRCLE, STURBRIDGE, MA

National Flood Hazard Layer FIRMette



42°7'40.37"N



USGS The National Map: Orthoimagery. Data refreshed October 2017. 72°5'11.89"W 42°7'13.68"N



Legend

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, A99
- With BFE or Depth Zone AE, AO, AH, VE, 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 LOMRS
- Area of Undetermined Flood Hazard (Zone C)

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

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

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 10/5/2018 at 9:00:59 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, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

56268

QUITCLAIM DEED

JS

Property address: 19 Woodside Circle, Sturbridge, Massachusetts

We, Stephen L. Herbert, Sr., of the State of New Hampshire and H. Lorraine Herbert of Worcester County, Massachusetts, for consideration of Less Than One Hundred Dollars grant to H. Lorraine Herbert of 19 Woodside Circle, Sturbridge, MA 01566

Massachusetts

with quitclaim covenants

The land located on the southeasterly side of Woodside Circle in Sturbridge, Worcester County, Massachusetts, being shown as "Lot 10" on a "Plan of Property Surveyed for Richard D. May located in Sturbridge, Worcester County, Massachusetts" by Sturbridge Abstract Co., Jalbert Engineering dated September 19, 1984 and recorded in the Worcester District Registry of Deeds at Plan Book 539, Plan 14, bounded and described as follows:

BEGINNING at a point on the southeasterly side of said Woodside Circle at the northerly corner of said lot and at the northwesterly corner of Lot 11 as shown on said plan;

THENCE S. 57° 39' 22" E. along Lot 11 as shown on said Plan, 378.65 feet to a point;

THENCE S. 27° 02' 10" W. along land now or formerly of Palmer, 41.28 feet to a point;

THENCE S. 26° 13' 40" W. along said Palmer land, 78.72 feet to a point;

THENCE N. 57° 43' 19" W. along Lot 9 as shown on said plan, 397.21 feet to a point on the southeasterly side of said Woodside Circle;

THENCE N. 35° 22' 44" E. along the southeasterly side of said Woodside Circle, 120.00 feet to the point of beginning.

CONTAINING an area of 1.07 acres.

Mm to
H. Lorraine Herbert
19 Woodside Circle
Sturbridge, MA 01566

99 APR -7 PM 1:54

Subject to a 10 foot drainage easement running parallel to and along the first course recited herein.

Subject to rights and restrictions recited in Deed recorded with the Worcester District Registry of Deeds in Book 9133, Page 221.

Being the same premises conveyed to the Grantor by Deed dated December 19, 1985, and recorded with the Worcester District Registry of Deeds in Book 9133, Page 221.

Witness my hand and seal this 29th Day of March, 1999.



Stephen L. Herbert, Sr.



H. Lorraine Herbert

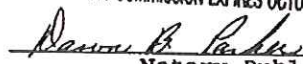
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

MARCH 29, 1999.

Then personally appeared Stephen L. Herbert, Sr., and acknowledged the foregoing instrument to be his/her free act and deed, before me,



MY COMMISSION EXPIRES OCTOBER 14, 1999


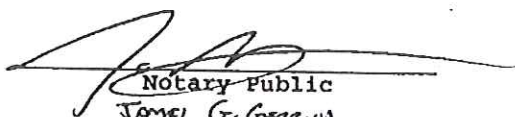
Notary Public

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

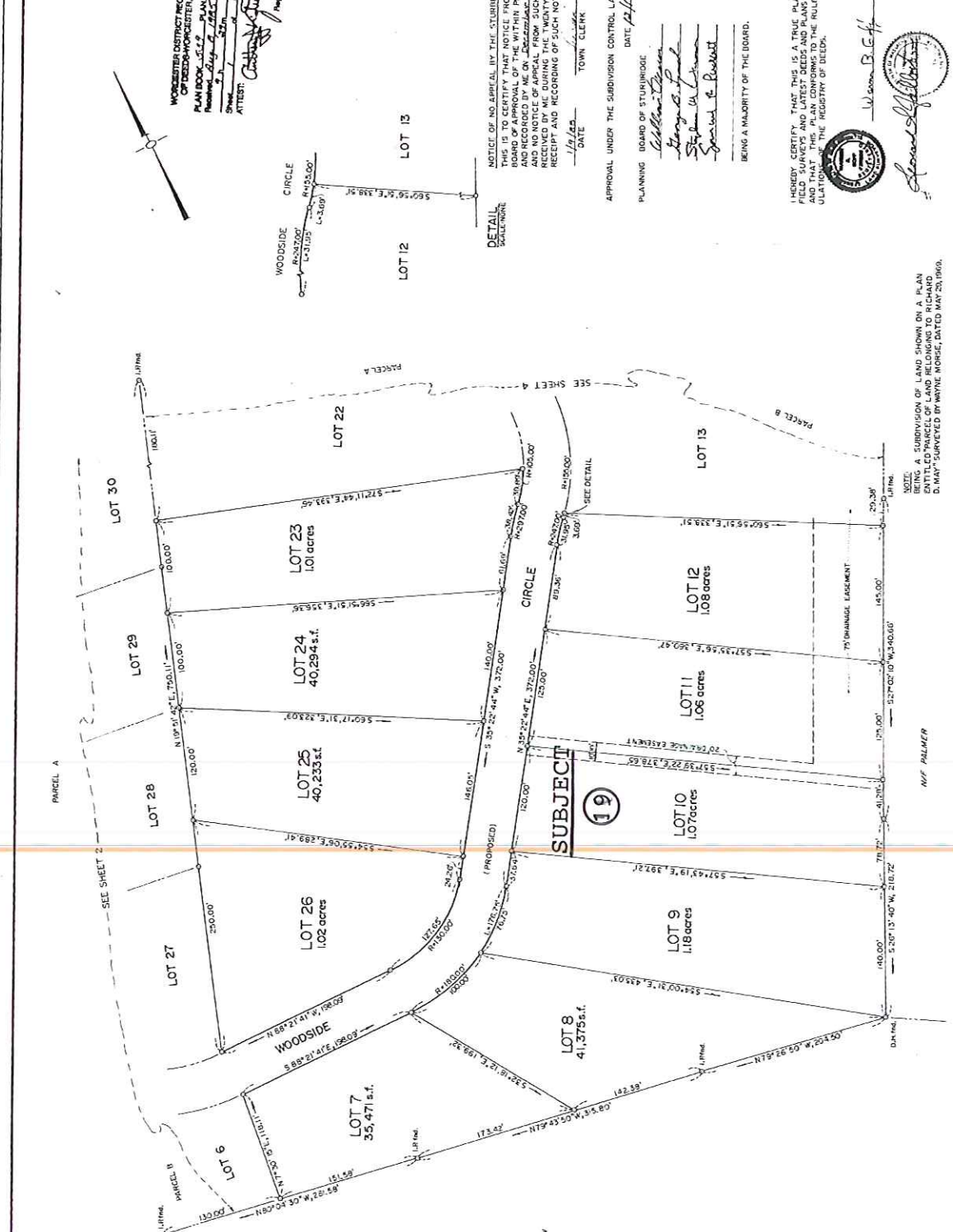
April 5, 1999.

Then personally appeared H. Lorraine Herbert, and acknowledged the foregoing instrument to be his/her free act and deed, before me,

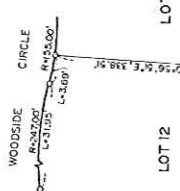


Notary Public
James G. Groszinski
My Com Exp 12-11-2003

ATTEST: WORC. Anthony J. Vigliotti, Register



Worcester District Registry
 of Deeds - Worcester, MA
 PLAN BOOK 3222 PLAN 14
 Sheet 9 of 12
 Attest: *[Signature]*
 Registrar



NOTICE OF NO OBJECTION BY THE STURBRIDGE TOWN CLERK
 THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING
 BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECEIVED
 AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS
 RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER
 RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.
 DATE 1/14/20 TOWN CLERK [Signature]

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.
 PLANNING BOARD OF STURBRIDGE DATE 1/14/20
[Signatures]
 BEING A MAJORITY OF THE BOARD.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON
 FIELD SURVEYS AND LATEST DEEDS AND PLANS OF RECORD,
 AND THAT IT IS IN ACCORDANCE WITH THE RULES AND REG-
 ULATIONS OF THE REGISTRY OF DEEDS.
[Signature]
 W. Scott B. G. H.



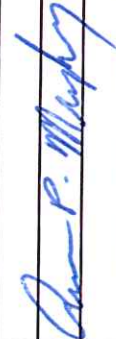
PLAN OF PROPERTY SUBMITTED FOR
 RICHARD D. MAY
 LOCATED IN
 STURBRIDGE
 WORCESTER COUNTY, MASSACHUSETTS
 0 50 100
 84260
 SHEETS

STURBRIDGE ABSTRACT CO.
 JALBERT ENGINEERING
 TEL. 1432.40.479
 STURBRIDGE, MASSACHUSETTS

NOTE
 BEING A SUBDIVISION OF LAND SHOWN ON A PLAN
 ENTITLED "PARCEL OF LAND BELONGING TO RICHARD
 D. MAY" SURVEYED BY WAYNE MORSE, DATED MAY 20, 1969.

ORIGINAL		REVISIONS	
DATE	BY	DATE	DESCRIPTION
DESIGNED	1	MADE	1
CHECKED	2	DATE	DATE
APPROVED	3	1	7
REVISIONS	4	2	8
APPROVED	5	3	9
APPROVED	6	4	10
		5	11
		6	12

SCALE: 1"=50'

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
696-02047-014	BOROWSKI DONALD P	14 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	14 WOODSIDE CIRCLE
650-02058-029	BROGAN JOHN J	15 FISKE HILL ROAD	STURBRIDGE	MA	01566	29 VALLEY ROAD
195-02141-031	CEDAR LAKE LLC	798 MAIN STREET	SOUTH WINDSOR	CT	06074	31 CARON ROAD
696-02047-018	CLANCEY JOHN F	18 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	18 WOODSIDE CIRCLE
696-02048-020	CONCEISON JOHN J	20 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	20 WOODSIDE CIRCLE
696-02048-024	DONOFRIO DAVID	24 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	24 WOODSIDE CIRCLE
696-02047-013	HARRINGTON MICHAEL J	13 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	13 WOODSIDE CIRCLE
696-02038-025	HOLMES THOMAS M	25 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	25 WOODSIDE CIRCLE
696-02048-017	KHANOYAN DAVID M	17 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	17 WOODSIDE CIRCLE
696-02038-026	LAFASH ADAM & DANIELLE	26 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	26 WOODSIDE CIRCLE
696-02048-015	LYNCH JOHN J	15 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	15 WOODSIDE CIRCLE
696-02048-021	ORTENDAHL DAVID B	21 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	21 WOODSIDE CIRCLE
696-02038-023	PILON PETER J	23 WOODSIDE CIRCLE	STURBRIDGE	MA	01566	23 WOODSIDE CIRCLE
195-02141-047	STROM K DUNCAN	56 SIERRA STREET	WATERBURY	CT	06701	47 CARON ROAD
	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: 19 WOODSIDE CIRCLE						
Certified Copy						
Assessor:						
Date:	10-9-18					

CURRENT OWNER		UTILITIES		STRT. ROAD		LOCATION	
Level	TOPO.	Public Water	Public Sewer	1 Paved	2 Suburban	Code	Description
1	Level	2	3	1	2	1010	RESIDENTIAL
4	Rolling					1010	RES LAND

RECORD OF OWNERSHIP		SUPPLEMENTAL DATA		SALE PRICE V.C.	
HERBERT H LORRAINE	BK-VOL/PAGE	SALE DATE	q/u	v/i	Yr.
HERBERT STEPHEN L SR	21245/339	04/07/1999	U	I	100 1A
	09133/221-	12/19/1985	Q	V	29,500 00

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			416,100

ASSESSING NEIGHBORHOOD	
NBHD/SUB	Street Index Name
S/A	Tracing

NOTES	
YELLOW	
FY05 CHG SI FR 9 TO 8	
RIGHT OF ENTRY AGREEMENT 41919/188	
SEASONAL W/VIEW	
SLOPING REAR YD	

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
BP0247	09/27/2017	RS	11/21/2017
			05/02/2017
			09/27/2007
			06/26/1996
			10/04/1988

LAND LINE VALUATION SECTION		SPECIAL PRICING	
B Use Code	Description	Spec Use	Spec Calc
1	1010 Single Fam		
1	1010 Single Fam		

RECORD OF OWNERSHIP		CURRENT ASSESSMENT	
Yr.	Code	Assessed Value	Assessed Value
2019	1010	330,000	330,000
2019	1010	86,100	86,100
Total:		416,100	416,100

PREVIOUS ASSESSMENTS (HISTORY)					
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2019	1010	330,000	2017	1010	294,200
2019	1010	86,100	2017	1010	79,000
Total:		392,500	Total:		373,200

NET TOTAL APPRAISED PARCEL VALUE	
Appraised Bldg. Value (Card)	327,700
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	86,100
Special Land Value	0
Total Appraised Parcel Value	416,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	416,100

LAND LINE VALUATION SECTION		SPECIAL PRICING	
B Use Code	Description	Spec Use	Spec Calc
1	1010 Single Fam		
1	1010 Single Fam		

TOTAL CARD LAND UNITS	
Total Card Land Units:	1.07 AC
Parcel Total Land Area:	1.07 AC
Total Land Value:	86,100

VISION

348
STURBRIDGE, MA

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	05		Average +20				
Stories	2		2 Stories				
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	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	3						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	02		Average				

COST/MARKET VALUATION

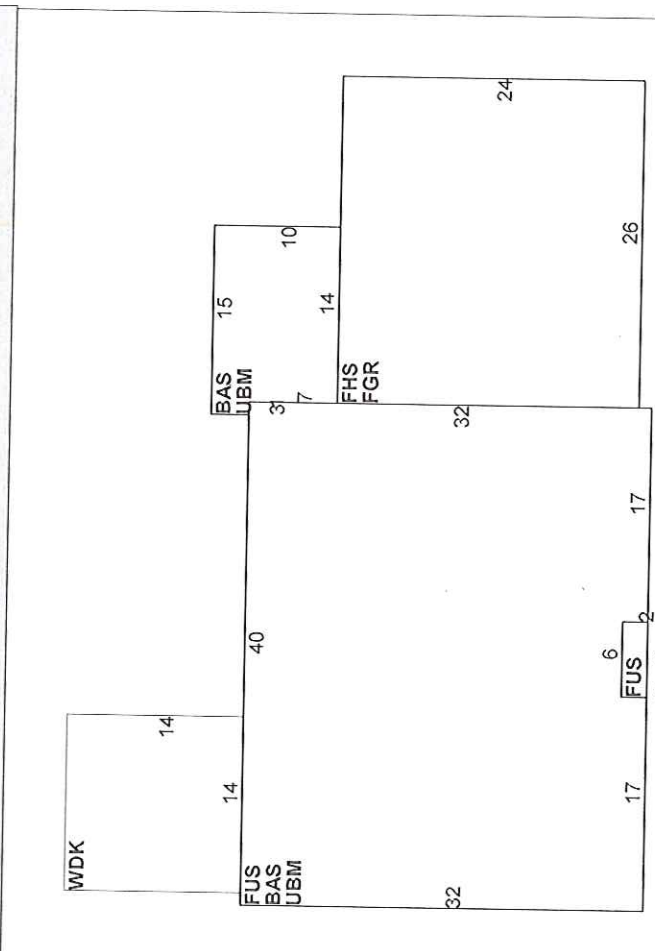
Adj. Base Rate:	116.15
Replace Cost	420,099
AYB	1986
EYB	1994
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	78
Overall % Cond	327,700
Apprais Val	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Sub	Unit Price	Yr	Cde	Dp	Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHI	B	3,000.00	1994	1				100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,411	1,411	1,411	116.15	163,882
FGR	Frame Garage	0	624	250	46.53	29,036
FHS	Half Story, Finished	374	624	374	69.61	43,438
FUS	Upper Story, Finished	1,280	1,280	1,280	116.15	148,666
UBM	Basement, Unfinished	0	1,411	282	23.21	32,753
WDK	Deck, Wood	0	196	20	11.85	2,323
Ttl. Gross Liv/Lease Area:		3,065	5,546	3,617		420,099





Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Z B A

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

Property Owner: H. Lorraine Herbert

Property Location: 19 Woodside Circle
Sturbridge MA 01566

The license/permit may be released.

The license/permit may not be released.

Deborah J. Morse

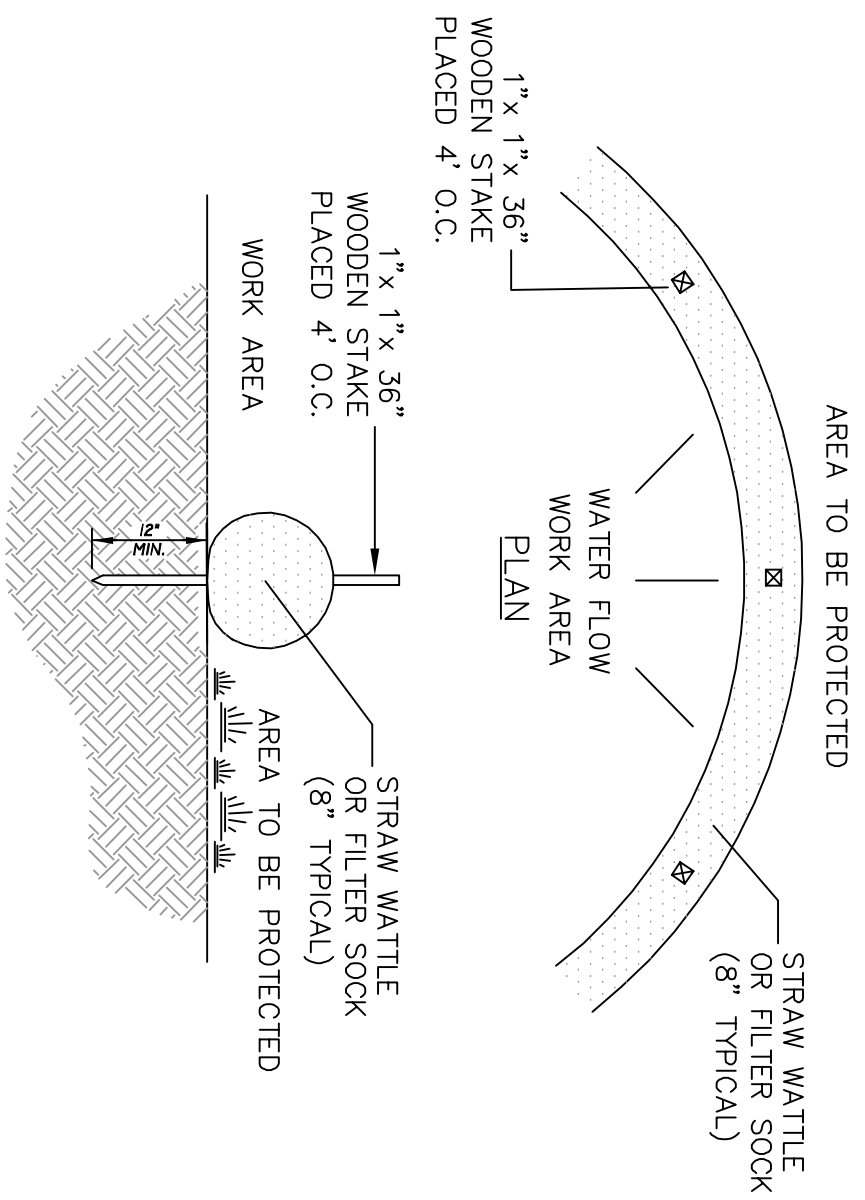
Finance Director

10/5/18

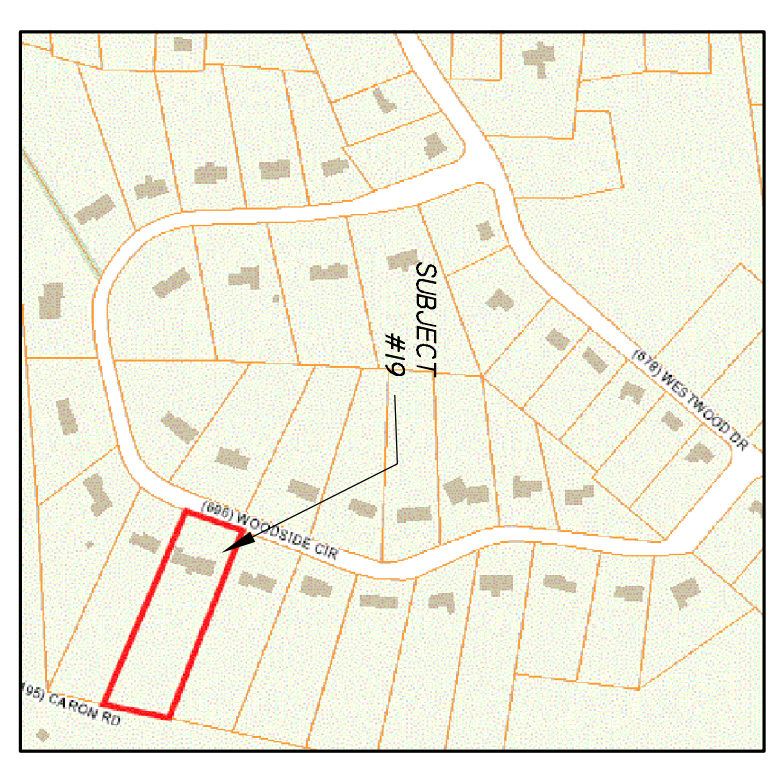
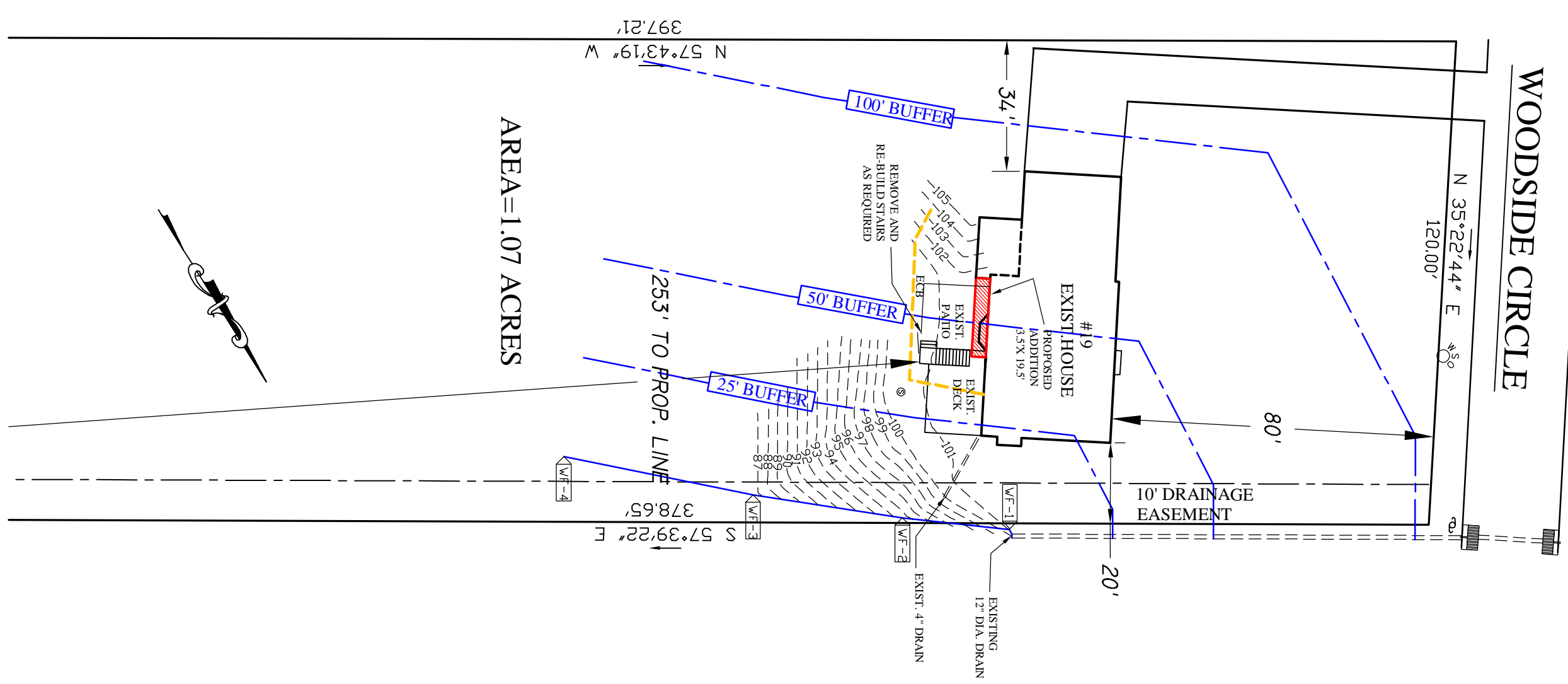
Date



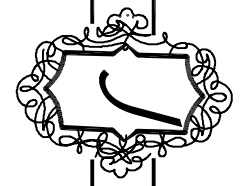
STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1/2 ACRE	AREA: 1.07 Acres	AREA: 1.07 Acres
FRONTAGE: 125'	FRONTAGE: 120'	FRONTAGE: 120'
FRONT YARD: 30'	FRONT YARD: 80'	FRONT YARD: 80'
SIDE YARD: 15'	SIDE YARD: 20'/34'	SIDE YARD: 20'/34'
REAR YARD: 15'	REAR YARD: 253'	REAR YARD: 253'
%COVERAGE: 15%	%COVERAGE: 5.0%	%COVERAGE: 5.2%



EROSION CONTROL BARRIER (ECB)
SCALE: N.T.S.



ORIGINAL	REVISIONS					
DATE 10/16/18	BY AMT	REV. DATE	DESCRIPTION	MADE	CHK'D	APVD
DRAFTED BY: AMT						
CHECKED LSI						
SUPERVISOR LSI						
REVIEWED LSI						
REVIEWED						
REVIEWED						



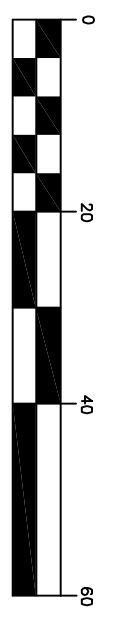
JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

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

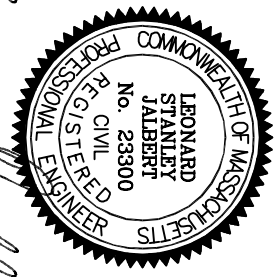
PROPOSED SITE PLAN

PREPARED FOR
LORRAINE HERBERT
19 WOODSIDE CIRCLE, STURBRIDGE, MA



ASSESSOR MAP 20 PARCEL 19

Lorraine Herbert



PLAN DATE: 10/16/18

DWG NUMBER

18160