

SPECIAL PERMIT

PREPARED FOR:

BRIAN & SARAH OXMAN

20 CEDAR LAKE DRIVE

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

20 CEDAR LAKE DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

RECEIVED
FEB 25 2021
ZONING BOARD
OF APPEALS

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NARRATIVE

18 AND 20 CEDAR LAKE DRIVE WERE COMBINED TO FORM A SINGLE PARCEL CONTAINING 13,650 SQFT. AND WAS RECORDED IN PLAN BOOK 954, PLAN 55 ON 1/19/21. THE PARCEL IS LOCATED ON THE WESTERLY SIDE CEDAR LAKE AND IS SHOWN ON TAX MAP24, STREET CODE 198, PARCEL 20. THE PROPERTY IS SERVICED BY TOWN SEWER AND A PRIVATE WELL. THE PARCEL DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE AND ENDANGERED WILDLIFE AS SHOWN ON THE MAP FOR NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM.

THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING HOME AND OUT BUILDING AS SHOWN ON PLAN NUMBER 19157 BY JALBERT ENGINEERING, INC. THE PROPOSED IMPROVEMENTS ON THE BUILDINGS WILL BE WITHIN THE EXISTING FOOT PRINTS OF THE EXISTING STRUCTURES AND WILL NOT CREATE ANY CHANGE IN SETBACKS. THE LOT DOES NOT CONFORM TO ZONING AND WILL REQUIRE A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS.

250 FEET OF EXISTING SHORELINE WALL IS TO BE RESTORED WITH RIPRAP AND SMALL STONES. THE PLACEMENT OF THE RIPRAP AND STONES WILL HAVE A EQUAL DISPLACEMENT OF MATERIAL WITH NO INCREASE IN REPLACEMENT VOLUME.

GRADING ON THE LOT WILL NOT BE CHANGED AND ALL DISTURBED AREAS WILL BE COVERED WITH LOAM AND SEED. 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. 19157 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 BRIAN G & SARAH J. OXMAN
Address 20 CEDAR LAKE DRIVE
City STURBRIDGE State MA Zip Code 01566
Telephone No. 508-769-9732
Email Address _____

2. NAME OF APPLICANT/ AGENT LEONARD S. JALBERT
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: 20 CEDAR LAKE DRIVE

Lot(s): 13+14 COMBINED Plan: 954/55

Assessment Lot Number(s): 198-02437-20

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

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)	SEWER	SEWER
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	SWALES

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 TO RAZE AND REBUILD THE EXISTING SINGLE FAMILY HOME AND SHED.

Detailed explanation of request:

NEW FOUNDATIONS WILL BE BUILT TO SUPPORT BOTH BUILDINGS.
A SECOND FLOOR WILL BE ADDED TO THE SINGLE FAMILY HOME
AND AN OFFICE WILL BE LOCATED IN THE SHED. SEE ENCLOSED
PLANS FOR DETAILS BY A. NORMANDIN DESIGN.

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 WILL BE CONSTRUCTED WITHIN THE EXISTING FOUNDATION
AND NO NEW NON-CONFORMING SETBACKS WILL BE REQUIRED.
A NEW DECK SYSTEM WILL BE ADDED TO THE STRUCTURE ON
THE NORTH SIDE WHICH INCREASES THE LOT COVERAGE.
THE DECK ADDITION IS TOWARDS THE CENTER OF THE LOT
AND DOES NOT INCREASE ANY SETBACKS. THE SHED WILL BE
RENOVATED FOR A PRIVATE OFFICE FOR THE OWNER.

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

CONSTRUCTION WILL REQUIRE AN ORDER OF CONDITIONS BY THE
CONSERVATION COMMISSION. A NOTICE OF INTENT WAS FILED
WITH THE STATE D.E.P. OTHER THAN LOT COVERAGE, ALL
OTHER ZONING ORDINANCES/BYLAWS CONFORM.

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

02-22-2021
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

Feb 22, 21
Date

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

Name of Representative: JALBERT ENGINEERING, INC.

Address of Representative: 54 MAIN STREET

Telephone No.: 508-347-5136

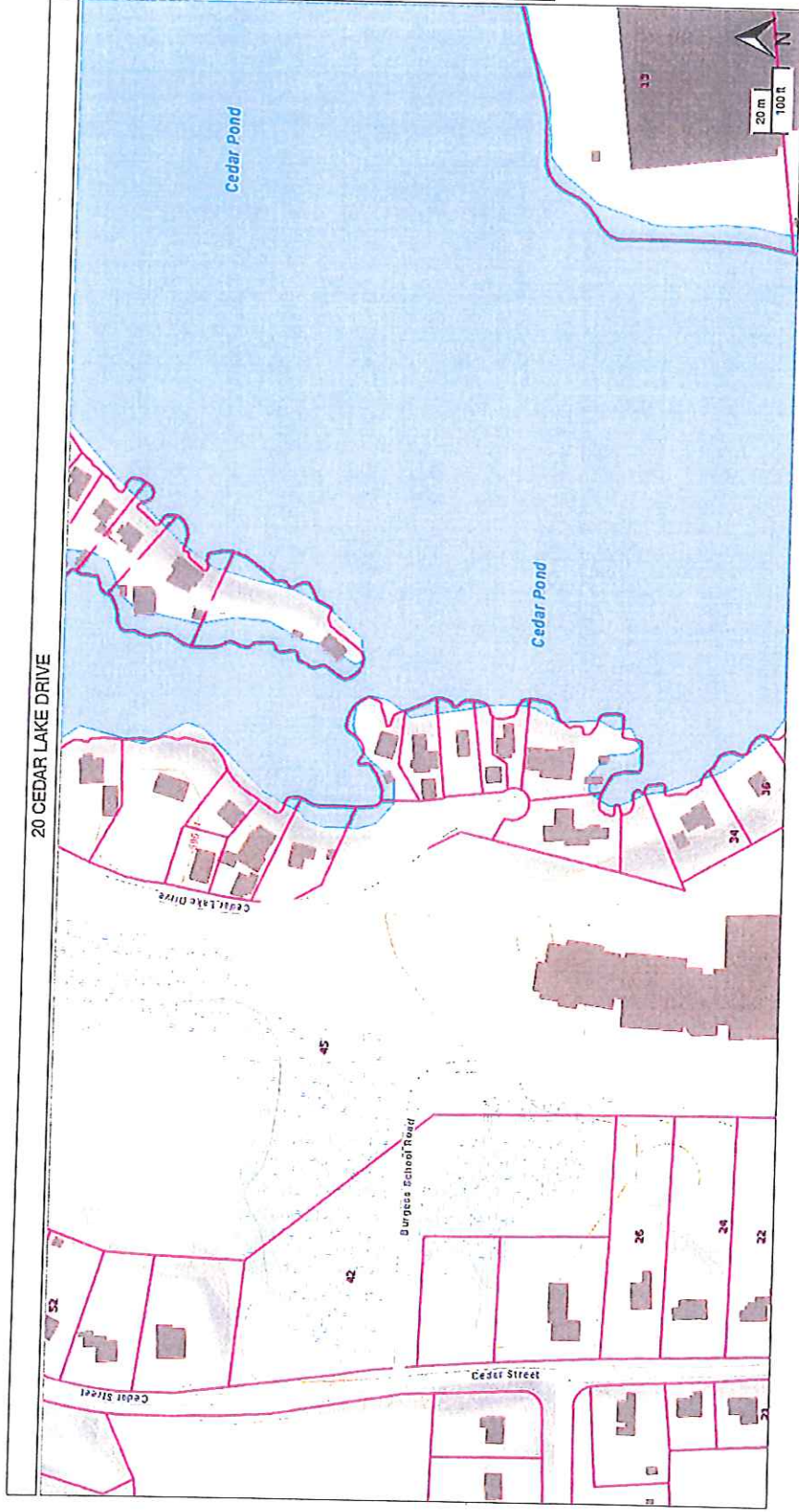
Relationship of representative to owner or applicant: AGENT

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.

20 CEDAR LAKE DRIVE



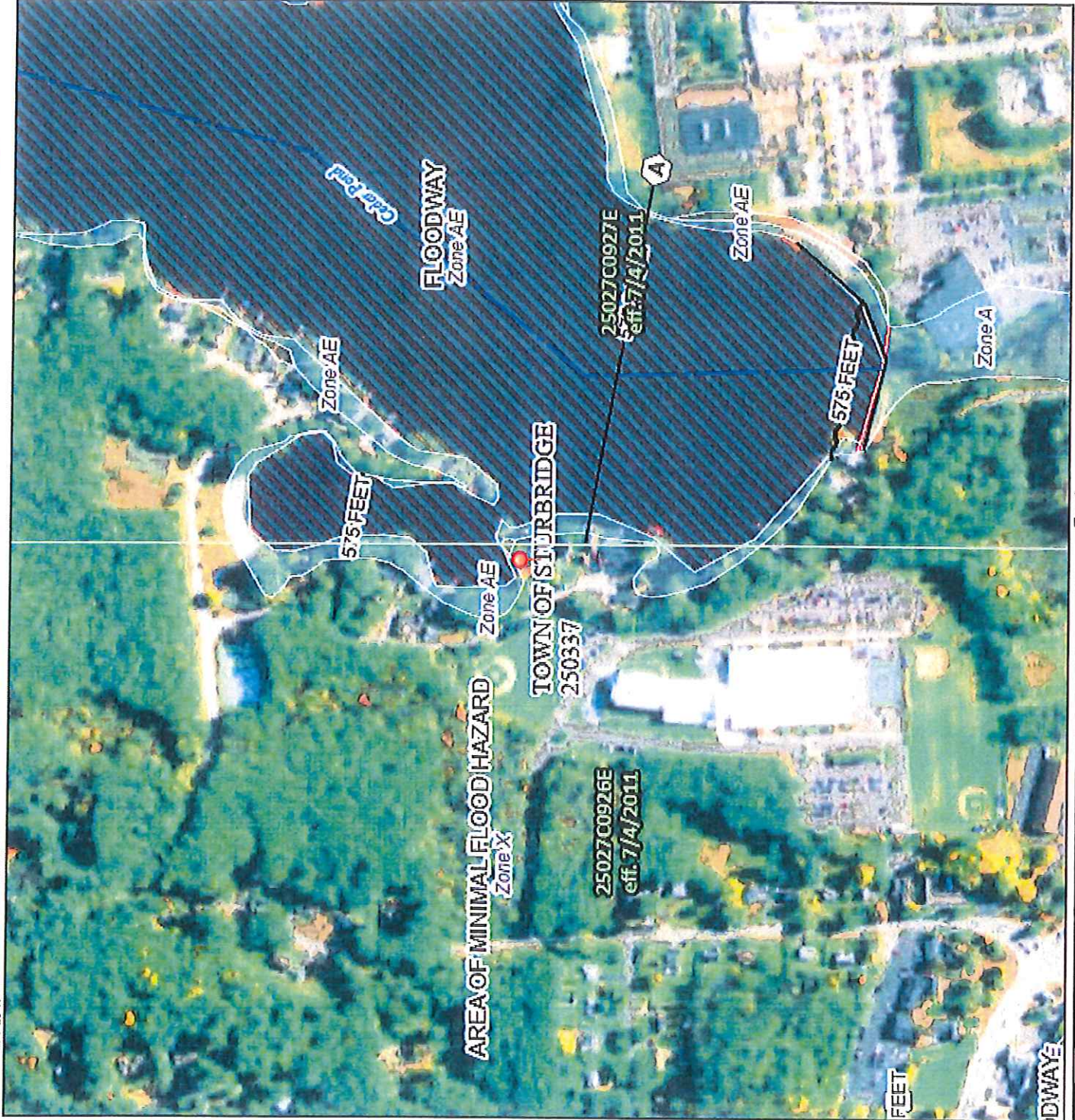
20 CEDAR LAKE DRIVE



National Flood Hazard Layer FIRMette



72°55'57"W 42°57'10"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

72°55'19"W 42°56'44"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
- 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 E

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRS
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect 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 2/5/2021 at 8:59 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

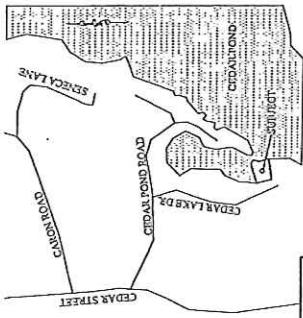
WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK: 254 PLAN 55
Received 1/19/21
Sheet 1 of 1
M
Fee \$ 105.
ATTEST: *Richard A. Terrey*
Registrar

RESERVED FOR USE BY
THE REGISTRY OF DEEDS

SYMBOL LEGEND
STONE WALL
BOUND
IRON PIPE □
UTILITY POLE ○
WELL ○
BENCH MARK ⊕

- PLAN NOTES**
- 1) BOUNDARIES SHOWN ARE BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH DISCLOSE.
 - 2) HORIZONTAL DATUM BASED ON PLAN BOOK 646, PLAN 110
 - 3) BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 27027C PANEL 0926E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
 - 4) ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
 - 5) THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 13 AND LOT 14 TO CREATE ONE PARCEL CONTAINING 13,650 ± S.F.
 - 6) THE COMBINED PARCEL DOES NOT HAVE SUFFICIENT AREA AND FRONTAGE TO CONFORM WITH PRESENT ZONING.
 - 7) THE EXISTING HOUSE DOES NOT CONFORM TO PRESENT ZONING SETBACK REQUIREMENTS.

PLAN REFERENCES
PLAN BOOK 646 PLAN 110
DEED REFERENCES
BOOK 49154 PAGE 120
BOOK 60936 PAGE 296



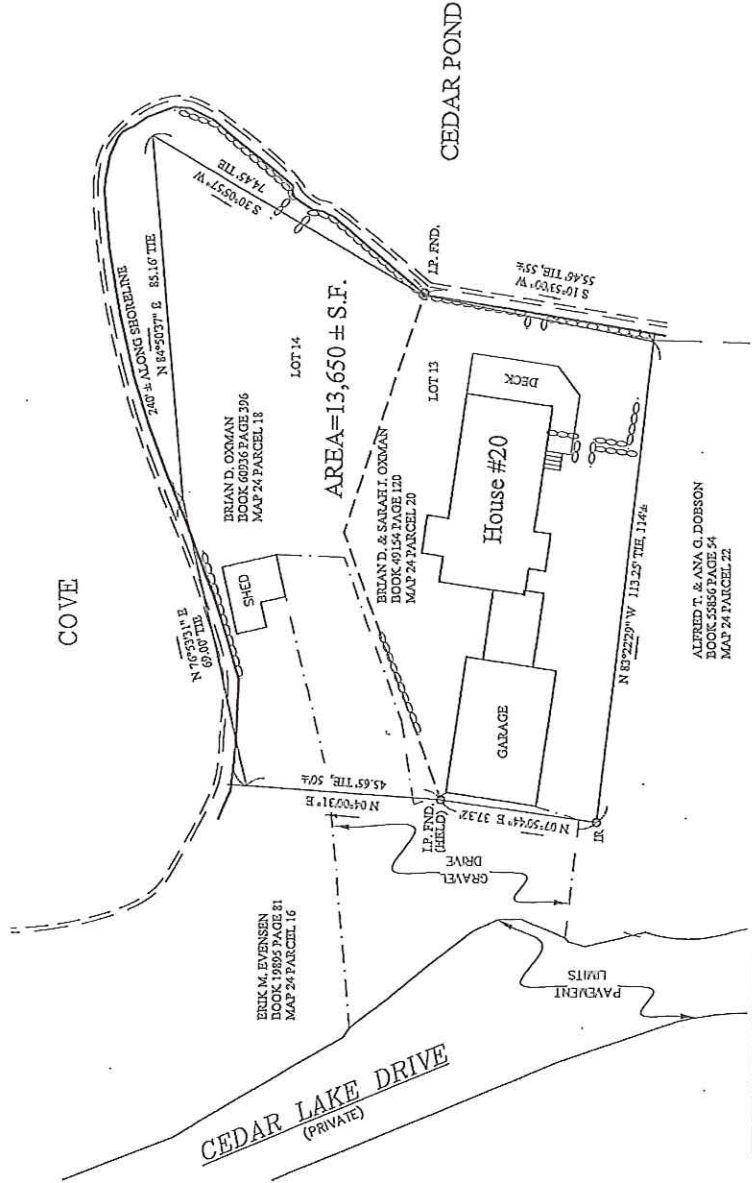
LOT LOCUS
SCALE: NONE

THIS IS TO CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN

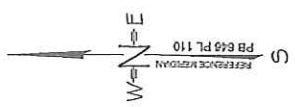
I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



JEREMY S. GROTEAU, PLS #48722 DATE: 1-5-2021



STURBRIDGE ZONING	
ZONE:	SUBURBAN RESIDENTIAL
AREA:	3/4 ACRE
FRONTAGE:	125'
FRONT YARD:	30'
SIDE YARD:	15'
REAR YARD:	15'
MAX. BLDG. COVERAGE:	15%



JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MALDEN: 48724 JEREMY S. GROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722	NORTH 	PLAN OF LAND SITE ADDRESS: 20 CEDAR LAKE DRIVE STURBRIDGE, MA OWNER: BRIAN D AND SARAH J. OXMAN 20 CEDAR LAKE DRIVE STURBRIDGE, MA	DRAWN BY: JSC/AMT CK'D BY: JSC/LSI DATE: 1-4-2021 PROJECT #: DWG. NO.: 20-100 81X
		DOG & SURVEYING INC. 82 GRANBURY STATION RD CHARLTON, MA 01525	SCALE: 1"=20' PROJECT #: DWG. NO.: 20-100 81X

NO.	DATE	REVISION	BY