

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 Morrill Family Trust (Michael J. Morrill)
Address 208 Lebanon Hill Road
City Southbridge State MA Zip Code 01550
Telephone No. Moira McGrath - 508-341-6364
Email Address moiramorrill@yahoo.com

2. NAME OF APPLICANT/ AGENT Moira McGrath / Mark Farrell / Green Hill
Address 47 Glendale Rd / 10 Main St. ^{eng.}
City Fiskdale State MA Zip Code 01518 / Sturbridge, MA 01566
Telephone No. 508-341-6364 / 508-347-5226
Email Address moiramorrill@yahoo.com / admin@greenhillengineering.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: 268 Big Alum Road

Lot(s): _____ Plan: _____

Assessment Lot Number(s): Assessors Map 14 / Parcel 268
Parcel ID 155-01438-268

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes Right of Way No

7. Existing use of Property: Residential

8. Date of construction of all existing and proposed buildings and structures on the subject property: ~ 1940's

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	<u>Lake</u>	<u>Drilled Well</u>
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	<u>Town Sewer</u>	<u>Town Sewer</u>
Type of storm drainage (i.e. sewers, ditches, swales or other means)	<u>-</u>	<u>-</u>

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 20.05 of the Zoning

Ordinance/Bylaw which authorizes ZBA

to permit expansion or alteration of pre-existing

Detailed explanation of request: non-conforming structure.

Demolish existing house and bunk house.

Construct a single family home with

attached garage, as shown on

submitted Proposed Site Plan dated

17 January 2019.

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:

- Conformance with existing neighborhood.
- Improve existing setbacks.
- Moving farther from the lake.
- All structures meet setbacks and lot coverage; except setback to Big Alum Road right-of-way
- Applicant owns both sides of right-of-way.

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

The proposal by the applicant is no more detrimental than the existing structure on the lot. The proposed work will improve the most non-conforming structure (bunk house) by removing it.

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.

M. Allen
Signature of Applicant

1/25/19
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.

X *Michael J. Morrill* 1/25/19
Signature of Owner Date

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

Name of Representative: Mark Farrell / Green Hill Engineering

Address of Representative: 10 main st. Sturbridge, MA 01566

Telephone No.: 508-347-5226 (office)

Relationship of representative to owner or applicant: Engineer

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.



Quitclaim Deed

We, MICHAEL J. MORRILL and MARIE F. MORRILL, both of Southbridge, Worcester County, Massachusetts, for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars

grants to the MORRILL FAMILY TRUST, ^{of 208 Lebanon Hill Road Southbridge MA} under a Trust Agreement dated November 10, 2007 and recorded with Worcester Registry of Deeds in Book 42148 Page 186.

with Quitclaim Covenants,

The land situated in Sturbridge, Worcester County, Massachusetts, with the buildings thereon and all privileges and appurtenances thereto belonging, situated on the easterly side of Alum Pond, bounded and described as follows:

BEGINNING at the northeasterly corner of the parcel herein conveyed, said point being the southeasterly corner of land conveyed by the Estate of Rolland D. Rice to Charles E. Hart et ux by deed dated May 24, 1944; and

THENCE S. 46° 10' W. by land now or formerly of the devisees of Rolland D. Rice, a distance of about 154.12 feet;

THENCE N. 48° 30' W. by land conveyed by said Estate to Archie E. Keyes et ux by deed dated May 24, 1944, a distance of about 210 feet to the high water line of Alum Pond;

THENCE northerly by the high water line of said Pond, a distance of about 106.68 feet;

THENCE S. 61° 30' E. by land conveyed by said Rice Estate to said Hart by deed dated May 24, 1944, a distance of about 217 feet to the point of beginning.

TOGETHER with the right to pipe water from well now supplying drinking water to cottage thereon, said well being situated a short distance southeasterly from said parcel, with the right to enter to maintain said well and pipe line.

Property Address: 268 Big Alum Road, Sturbridge, MA 01566

TOGETHER with rights of way as appurtenant to said parcel for foot, team or motor travel over the private road leading to Arnold Road, and subject to a right of way as reserved in deed recorded with Worcester Registry of Deeds in Book 2926, Page 126.

SUBJECT to restrictions of record in said Book 2926, Page 126, if the same are still in force and effect and subject to pole and wire rights to Worcester County Electric Company in Book 2725, Pages 348, 349 and 350, if same affects locus.

BEING the same premises conveyed to the Grantors by deed of Richard G. Dooley et ux dated September 14, 1977 and recorded with Worcester Registry of Deeds in Book 6290, Page 49.

WITNESS our hands and seals this 10th day of November, 2007.

Michael J Morrill
Michael J Morrill

Marie F. Morrill
Marie F. Morrill

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 10, 2007

Then personally appeared, before me, the undersigned notary public, the above-named Michael J. Morrill and Marie F. Morrill, known personally to me to be the persons whose names are signed on the preceding documents and acknowledged to me that they signed it voluntarily for its stated purpose.

Judy A. Bachand
Judy A. Bachand, Notary Public
My commission expires 4/21/11

ATTEST: WORC. Anthony J. Vigliotti, Register

MOIRA M McGRATH
47 GLENDALE ROAD
FISKDALE, MA 01518

04-11

121

53-7173/2113
02

1/28/19
Date

Pay to the Order of Town of Sturbridge \$ 100.00
One hundred and 00/100 Dollars



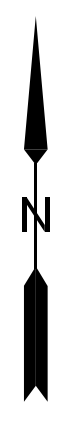
Southbridge Savings Bank
Love your bank™

For Zoning - Special Permit [Signature] MP

⑆ 211371735⑆ 476 143049 9⑈ 0121

Harland Clarke

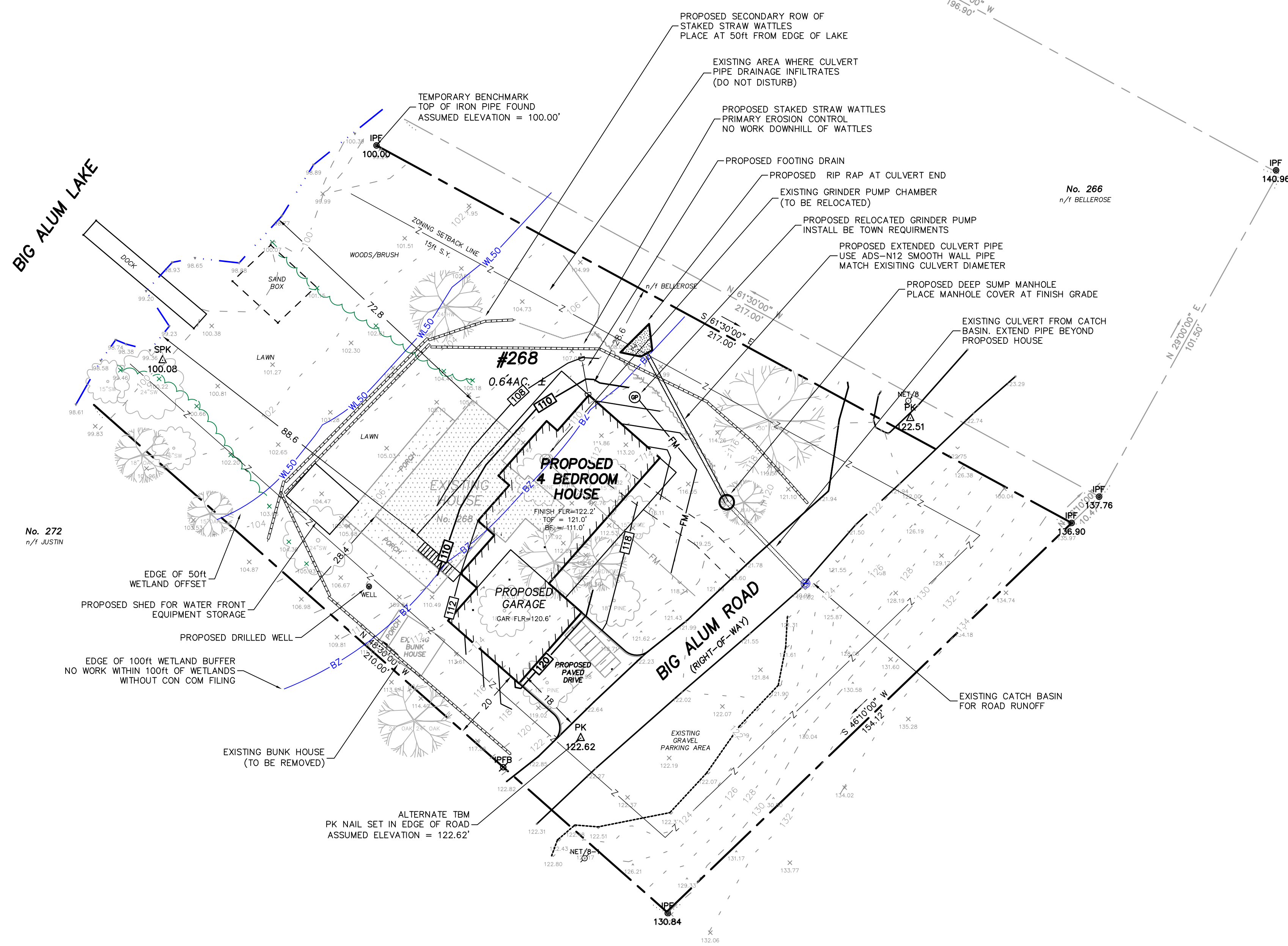
GUARDIAN SAFETY® YELLOW



ZONING SET BACK INFORMATION

ZONING DISTRICT: SUBURBAN RESIDENTIAL

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	30 ft		
REAR	15 ft	72.8 ft	88.6 ft
SIDE	15 ft	1.5 ft	20.0 ft
MAX LOT COVERAGE	15%	5.6%	10.8%



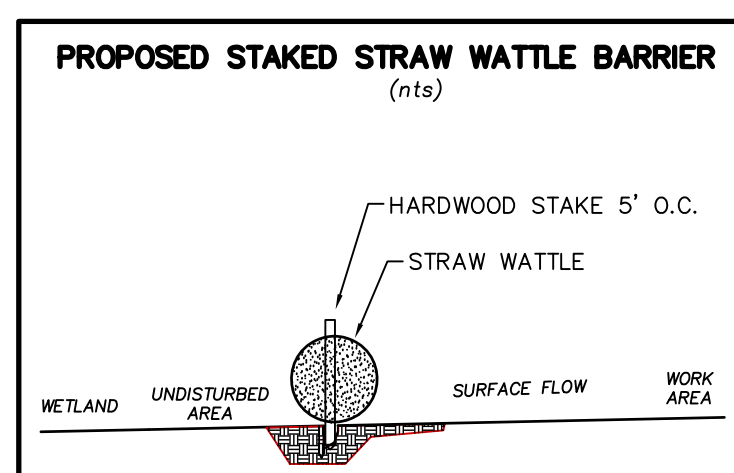
PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO PERMIT THE CONSTRUCTION OF A NEW HOUSE.

THE EXISTING HOUSE WILL BE DEMOLISHED AND REMOVED.

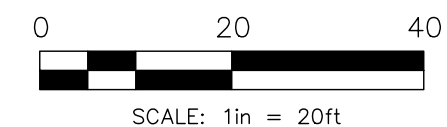
THE PROPOSED NEW HOUSE WILL BE SET BACK FARTHER FROM THE LAKE.

LOCUS MAP



LEGEND

- PROPERTY LINE
- - - EROSION CONTROL
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- WATER LINE
- EDGE OF WETLAND
- x EXISTING SPOT GRADE
- +97.1 PROPOSED SPOT GRADE
- o PERC HOLE
- o TEST PIT
- o CONTROL
- o WETLAND FLAG



WETLAND PROTECTION MEASURES:

- 1) STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY THE LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTION.
- 2) WITHIN THE 100ft BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- 3) ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE.
- 4) NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
- 6) ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.
- 7) OWNER AND CONTRACTOR SHALL ADHERE TO ANY ORDERS ISSUED BY THE LOCAL CONSERVATION COMMISSION.



PERC TESTING SEPTIC DESIGN WETLAND PERMITTING ENVIRONMENTAL CONSULTING

PROPOSED SITE PLAN

MORRILL FAMILY TRUST
268 BIG ALUM ROAD
STURBRIDGE MA
17 JANUARY 2019