

For Official Use:

Date of Receipt: 12.27.17 Received By: RLD
File Number: _____ Date of Approval: _____
Completed: _____ Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER Ruth Fitzgerald
Address 15 John St.
City Chelsea State ma Zip Code 02150
Telephone No. 617-461-0418
Email Address Ruth.fitzgerald@comcast.net

2. NAME OF APPLICANT/AGENT Jeff Linnell
Address 52 Lake George rd
City Wales State ma Zip Code 01081
Telephone No. 413-301-4853
Email Address linnell01@yahoo.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: 26 Long Ave. Sturbridge, MA

Lot(s): _____ Plan: _____

Assessment Lot Number(s): _____

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: Build site for new 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)	Private well	Same
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	TOWN	town
Type of storm drainage (i.e. sewers, ditches, swales or other means)	3 ft of stone, both sides of house. per conservation.	Same

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 20.05 of the Zoning

Ordinance/Bylaw which authorizes Zoning Board of Appeals

to permit to expand existing permit.

Detailed explanation of request:

Extend new house left and right screen porch full width of house.

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:

SEE SEPARATE SHEET.

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

more than sufficient drainage

NO extra traffic or noise

Plenty of separation with neighbor on
the back due to town owned property
will not block anyone's views of the lake

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Shelburne Planning Board of Appeals review this application be spread to said address listing, 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 Planning Board of Appeals of the Town of Shelburne.

[Signature] 12/19/17
Signature of Applicant 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 provisions of section 1, I am authorized to sign this application.

[Signature] 12/19/17
Signature of Owner Date

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

Name of Representative: Jeff Linnell / Mohawk Industries

Address of Representative: Lake George Rd Wales

Telephone No.: 413 301 4853

Relationship of representative to owner or applicant: Builder

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.

After reviewing chapter 20 of the bylaws. It is concerned with alterations being detrimental to the neighborhood and neighboring properties.

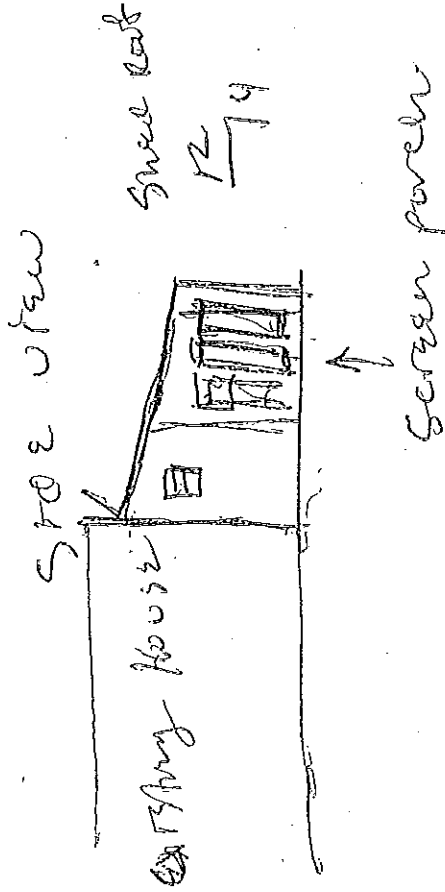
I believe the addition will be in character with the neighborhood. Although the addition will be on the back side of the property and only visible from the back. The proposed addition will not create more traffic or increase the number of bedrooms or people occupying the home.

One of the requirements for this project from Conservation was to install 24 inch wide drip protection around the perimeter of the foundation. I built the house on techno poles which allowed me to put six inches of stone under the entire house, increasing drainage from 280 sq ft to over 1200 sq ft. for extra roof runoff.

The back property line after proposed addition is 11 feet. The town owns a paper rd that abutts this property and creates a large separation from the abutttor behind the property.

The proposed addition will not obstruct any neighbors or abutttors view of the lake because of the way the properties are in the neighborhood.

Proposed Addition



PROPOSED BUILDING

PROPOSED BUILDING LOT COVERAGE
EXISTING PARCEL AREA = 3,000± SF.

~~PROPOSED~~ BUILDING AREA = 1,000± SF.

~~PROPOSED~~ DECK AREA = 160± SF.

PROPOSED BUILDING LOT COVERAGE (1,000 / 3,000) = 33%

PROPOSED BUILDING & DECK LOT COVERAGE (1,160 / 3,000) = 39%

Add 120 ft of living space to house
Add 126 sq ft of screen porch.

