

# DETERMINATION

PREPARED FOR:

JESSE T. & JENNIFER E. CASAUBON

57 CARON ROAD

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

57 CARON ROAD

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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# NARRATIVE

THE APPLICANT IS PROPOSING TO CONSTRUCT AN ADDITION ONTO THE EXISTING RESIDENTIAL HOME WHICH WILL BE LOCATED ON THE WESTERLY SIDE. THE PROPERTY WAS PURCHASED BY JESSE & JENNIFER CASAUBON ON 11/3/20 AND WAS RECORDED IN DEED BOOK 63690, PAGE 65.

AN ELOMA WAS SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON 1/18/12. THE HOUSE WAS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.

THE EXISTING GARAGE WILL BE REMOVED AND THE MATERIAL WILL BE REMOVED FROM THE SITE. THE EXISTING PATIO LOCATED ON THE SOUTHERLY SIDE OF THE HOUSE WILL BE REMOVED AND THE DISTURBED AREA WILL BE LOAMED AND SEEDED.

NEW ENTRY STAIRS WILL BE INSTALLED AS SHOWN.

A PROPOSED 8'X21' DECK OR 8'X21' PERVIOUS PATIO WOULD LIKE TO BE INSTALLED BASED ON RECOMMENDATIONS OF THE BOARD.

THE EXCAVATED MATERIAL FROM THE ADDITION WILL BE STOCK PILED AND THE EXCESS MATERIAL WILL BE REMOVED FROM THE SITE.

EXISTING MUNICIPAL SEWER IS ON SITE WITH A PRIVATE WELL. NO NEW GRADE CHANGES WILL TAKE PLACE. THE EROSION CONTROL BARRIER DEFINES THE LIMIT OF WORK BEING DONE.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21014 for additional information.

REQUEST FOR DETERMINATION  
NON-CONFORMING USE, LOT OR STRUCTURE  
ONE AND TWO FAMILY DWELLINGS  
(2013)

TOWN OF STURBRIDGE  
ZONING BOARD OF APPEALS

Property Owner JESSE T. & JENNIFER E. CASAUBON  
 Property Address 57 CARON ROAD  
 Mailing Address 48 WATER STREET UNIT 303 WORCESTER MA 01604  
 Telephone 303-956-4179 Email JENNIFER.CASAUBON25@GMAIL.COM  
 Deed Reference 63690/64 Purchase Date 11/3/20  
 Assessor's Map # 195-02132-057 \$25.00 Fee/Check # 32532

1. Complete the required, existing and proposed conditions:

Zoning District SUBURBAN RESIDENTIAL

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	3/4 ACRES	23,000 SQ FT		23,000 SQ FT	
Minimum Frontage	125'	12'		12'	
Maximum % Lot Coverage	15%	7.59%		10.24%	
Minimum Front Setback	30'	78.4'		69.4'	
Minimum Side Setbacks	15'	55.1'	0'	76.5'	0'
Minimum Rear Setback	15'	7.5'		7.5'	
Maximum Mean Height Allowed	35'	26'-10"		26'-10"	
Maximum # of Stories Allowed	2	2		2	

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

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:

SINGLE FAMILY RESIDENTIAL HOME

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5. Describe the character of the abutting properties, neighborhood and zoning district: PROPERTY ON THE WESTERLY AND NORTHERLY SIDES

ARE VACANT AND CEDAR LAKE IS ON THE EASTERLY SIDE.

SOUTHERLY SIDE HAS SINGLE FAMILY RESIDENTIAL HOMES.

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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. DEMOLITION OF THE EXISTING DETACHED GARAGE. AND PORTION OF THE PAVED DRIVEWAY. THE ADDITION WILL BE WOOD FRAMED AND ATTACHED TO THE WESTERLY SIDE OF THE RESIDENCE.

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

Jennifer E. Casaubon      March 18, 2021  
Signature of Owner (old jacket)      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