

STURBRIDGE ZONING: COMMERCIAL DISTRICT	
REQUIRED	EXISTING
AREA: 1 ACRE	AREA: 6,534 S.F.
FRONTAGE: 150'	FRONTAGE: 86.55'
FRONT YARD: 25'	FRONT YARD: 17.13'
SIDE YARD: 10'	SIDE YARD: 30.23/0.14'
REAR YARD: 10'	REAR YARD: 3.05'
%COVERAGE: 30	%COVERAGE: 22.9

LOT IS SERVED BY TOWN SEWER AND WATER

EXISTING LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE	1272 S.F.
DECK AND STAIRS	106 S.F.
EXISTING SHED	120 S.F.
TOTAL:	1,498 S.F.
1,498 (100)=22.9%	6,534

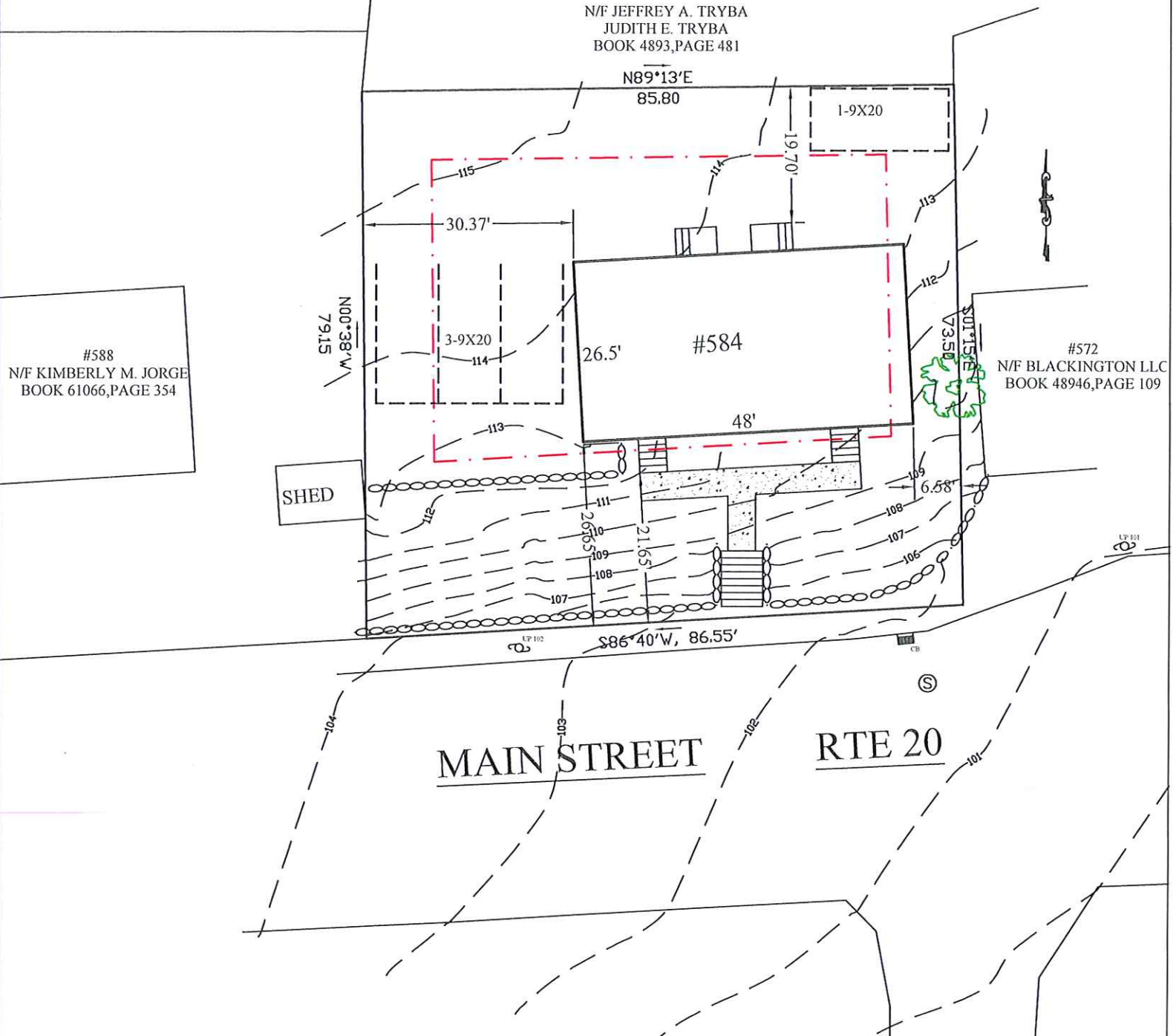


EXISTING SITE PLAN

APPLICANT: STEPHEN J. COMTOIS II
 35 WEBBER ROAD
 BROOKFIELD, MA 01506
 DEED REFERENCE, BOOK 5802, PAGES 178
 ASSESSORS REF: TAX MAP 23, PARCELS 584

STURBRIDGE ZONING: COMMERCIAL DISTRICT		
REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 6,534 S.F.	AREA: 6,534 S.F.
FRONTAGE: 150'	FRONTAGE: 86.55'	FRONTAGE: NC
FRONT YARD: 25'	FRONT YARD: 17.13'	FRONT YARD: 21.65'
SIDE YARD: 10'	SIDE YARD: 30.23/0.14'	SIDE YARD: 6.79/30.37'
REAR YARD: 10'	REAR YARD: 3.05'	REAR YARD: 19.70'
%COVERAGE: 30	%COVERAGE: 22.9	%COVERAGE: 20.14

PROPOSED LOT COVERAGE COMPUTATIONS	
PROPOSED HOUSE	1272 S.F.
PROP STAIRS	68 S.F.
TOTAL:	1340 S.F.
1340(100) = 20.51%	6534



PROPOSED SITE PLAN

ORIGINAL	REVISIONS						
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
9/23/21	AM1						
	LSJ						
	LSJ						
	MLJ						



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SITE PLAN FOR:
STEPHEN J. COMTOIS II
 584 MAIN STREET, STURBRIDGE, MA
 GRAPHIC SCALE

PLAN DATE:	9/23/21
DWG NUMBER	21106