

SPECIAL PERMIT APPLICATION

PREPARED FOR:

DALE A. PERRY

59 BENNETTS ROAD

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

59 BENNETTS ROAD

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

NARRATIVE

THE EXISTING STRUCTURE WILL BE RAZED AND REPLACED AS SHOWN ON PLAN NUMBER 21001 BY JALBERT ENGINEERING, INC. DATED 3/2/21. A SPECIAL PERMIT WILL BE REQUIRED FROM THE ZONING BOARD OF APPEALS. THE RESIDENCE WAS BUILT IN 1925 AND SHOWN ON PLAN BOOK 45, PLAN 32.

A NEW SEPTIC SYSTEM AND WELL WILL BE INSTALLED ALONG WITH THE NEW RESIDENCE. 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 HOUSE WILL BE BEYOND THE 25 FOOT BUFFER AND WITHIN THE EXISTING FOOT PRINT. THE SEPTIC SYSTEM WILL BE BEYOND THE 100 FOOT LIMIT OF THE SHORELINE OF LEADMINE POND.

GRADING ON THE LOT WILL BE CHANGED AND ALL DISTURBED AREAS WILL BE COVERED WITH LOAM AND SEEDED. NO WORK WILL TAKE PLACE ALONG THE SHORELINE AND NO TREES WILL BE REMOVED. THE OUTHOUSE WILL BE REMOVED.

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. 21001 for additional information.

TABLE OF CONTENTS

NARRATIVE

SPECIAL PERMIT APPLICATION

USGS QUADRANGLE

NATURAL HERITAGE MAP

FIRM MAP

DEED

FILING FEE CHECK

CERTIFIED ABUTTERS LIST

PROPERTY TAX RELEASE

HOUSE PLANS

PROPOSED SITE PLAN 21001

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 DALE A. PERRY
Address 59 BENNETTS ROAD
City STURBRIDGE State MA Zip Code 01566
Telephone No. 508-783-1709
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: 59 BENNETTS ROAD

Lot(s): 33 Plan: 45/22

Assessment Lot Number(s): 145-04415-059

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)	SEPTIC	SEPTIC
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SHEET FLOW	SHEET FLOW

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 RAZE AND REBUILD THE EXISTING STRUCTURE

Detailed explanation of request:

INSTALL A NEW SEPTIC SYSTEM + WELL ALONG WITH A NEW SINGLE FAMILY HOME AS SHOWN ON PLAN NUMBER 21001. SEE ENCLOSED HOUSE PLANS DATED 2/19/21 BY TRIFONE DESIGN ASSOCIATES, INC.

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 AREA. THE SETBACKS ON THE SIDELINES AND REAR SETBACKS WILL BE HELD. THE FRONTAGE SETBACK WILL BE ALTERED FROM 14.7' TO 11.3' ON THE EXISTING RIGHT OF WAY. THE outhouse WILL BE REMOVED.

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 AND THE LOCAL CONSERVATION COMMISSION.

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.

Leonard S. Jalbert, Agent
Signature of Applicant

03-26-2021
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.

Dale G. Perry
Signature of Owner

March 24, 2021
Date

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

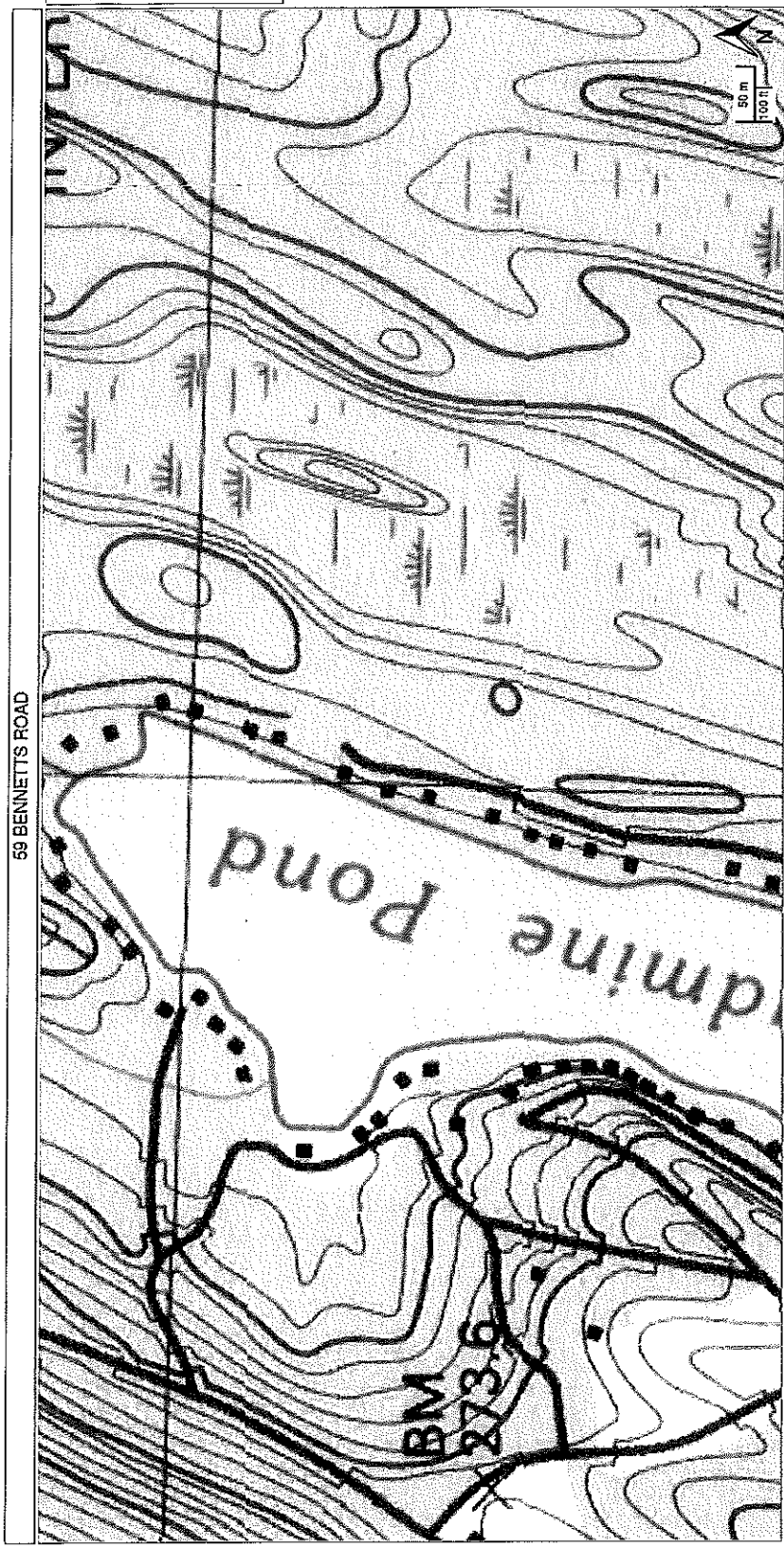
Name of Representative: LEONARD S. JALBERT

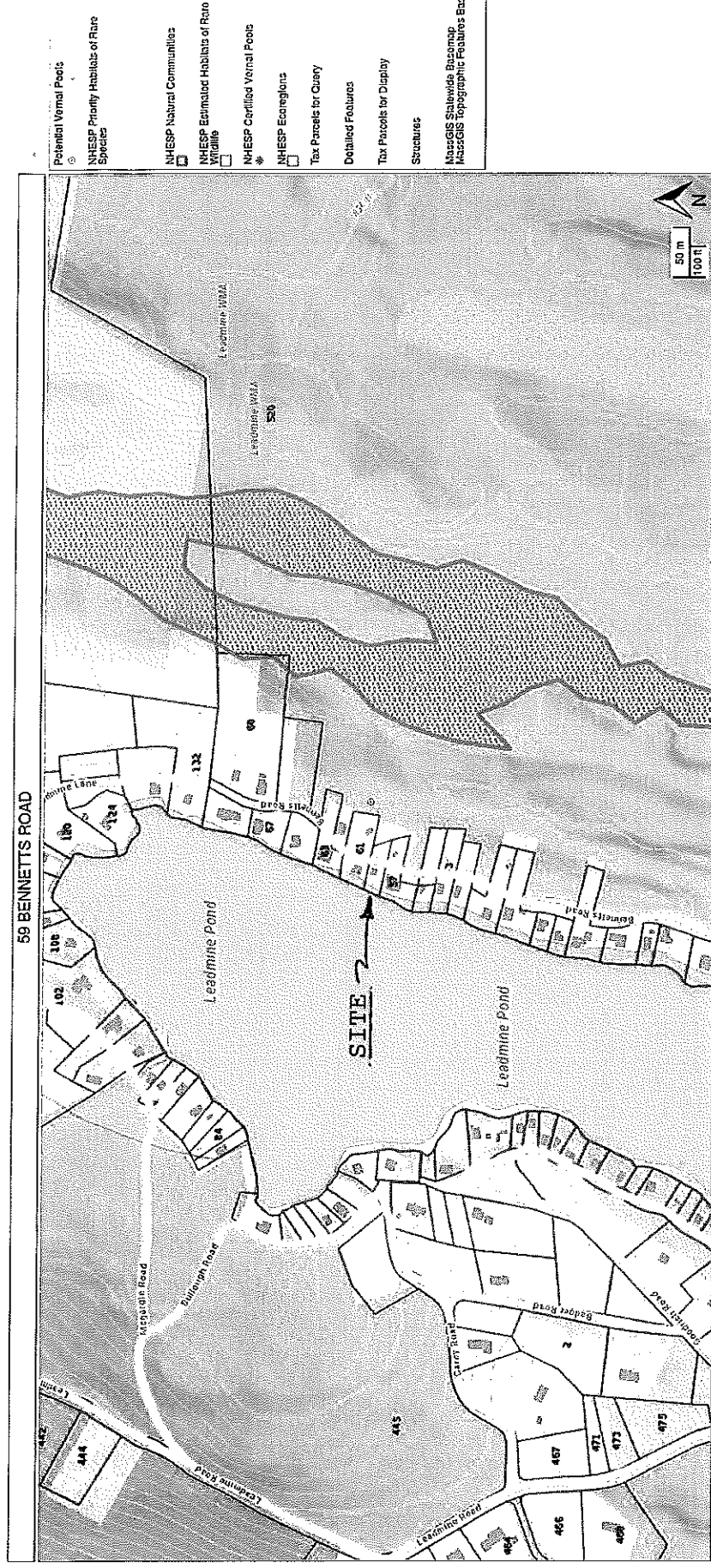
Address of Representative: 54 MAIN STREET STURBRIDGE MA 01566

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.

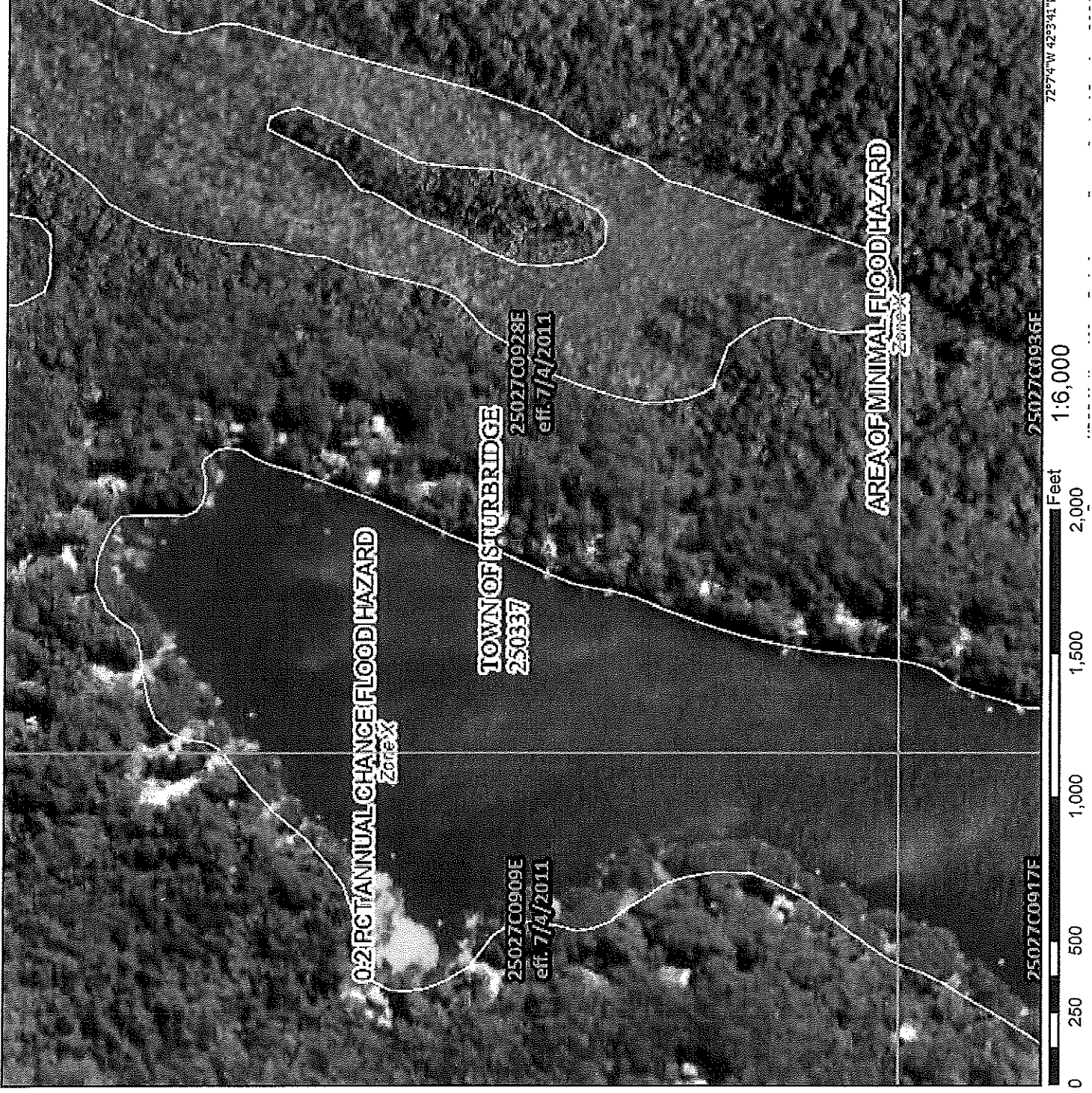




National Flood Hazard Layer FIRMette



72°7'41" W 42°3'48" N



Legend

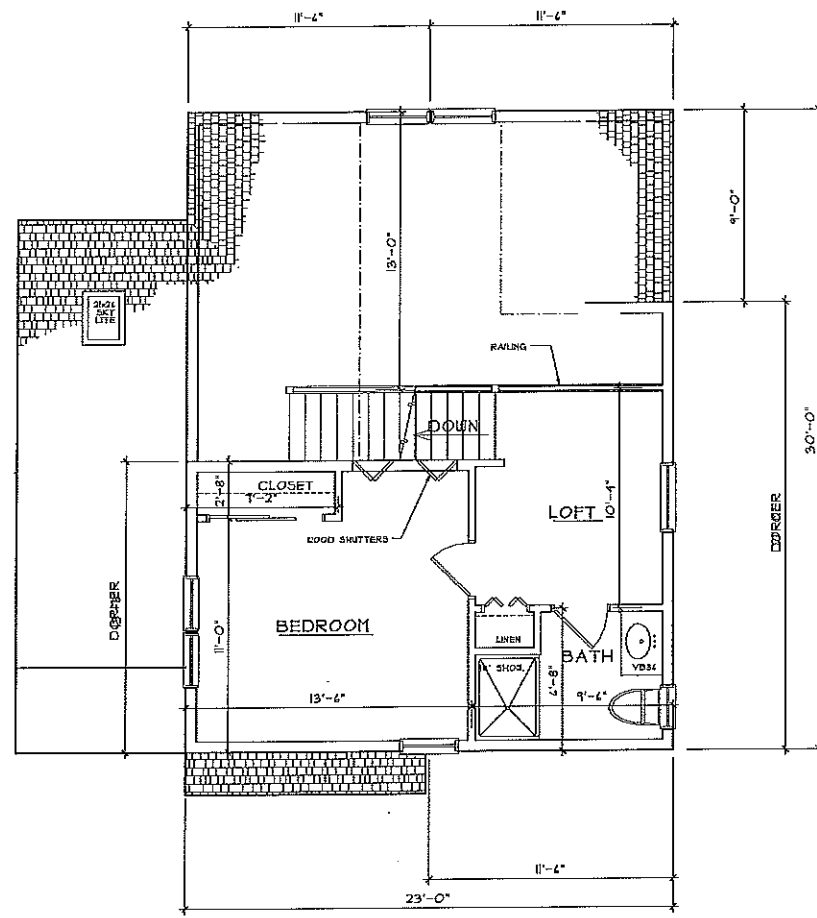
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, VE, AP	With BFE or Depth Zone AE, AD, AH, VE, AP	Regulatory Floodway
	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 J	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 D	Area of Minimal Flood Hazard Zone X	Effective LOMRS
	Area of Undetermined Flood Hazard Zone X	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall
OTHER AREAS OF FLOOD HAZARD	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transsect	Base Flood Elevation Line (BFE)
	Coastal Transsect	Limit of Study	Jurisdiction Boundary
	Coastal Transsect Baseline	Profile Baseline	Hydrographic Feature
OTHER FEATURES	Digital Data Available	No Digital Data Available	Unmapped
MAP PANELS	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.		

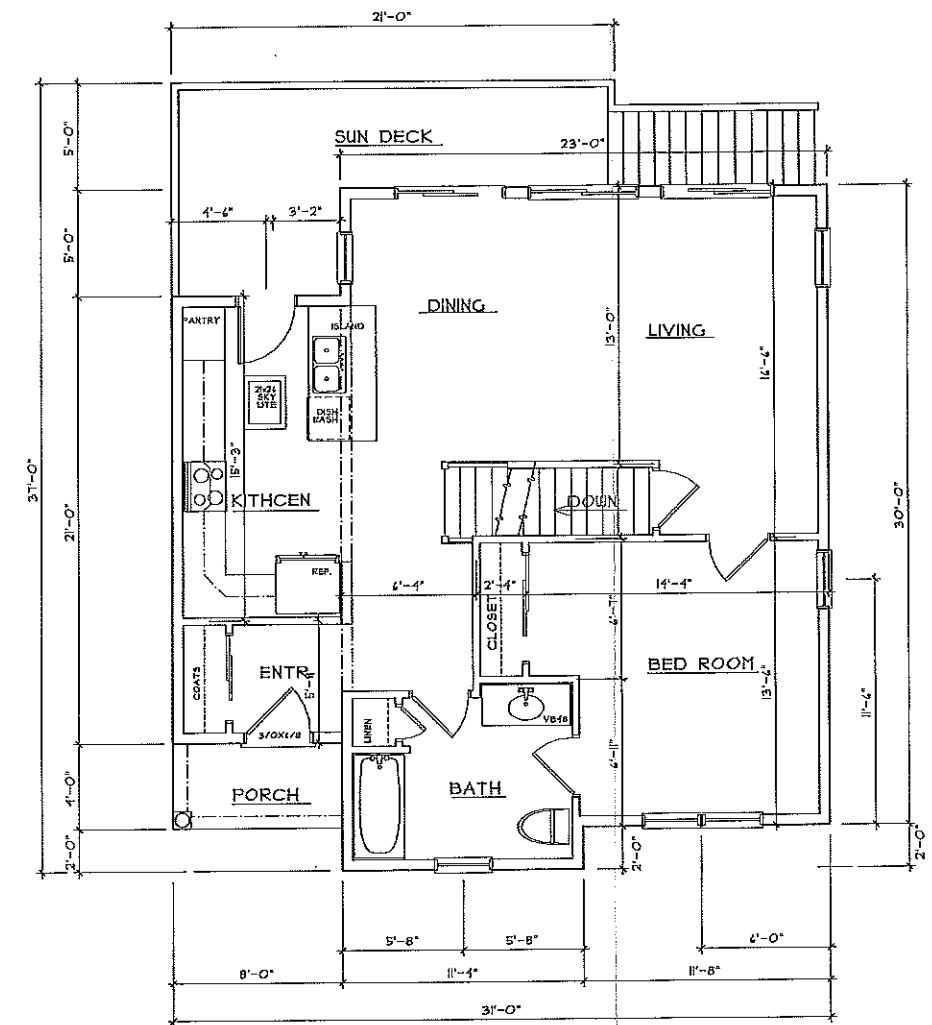
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/19/2021 at 9:00 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.



SECOND FLOOR PLAN
GROSS LIVING AREA=344 +/- S.F.

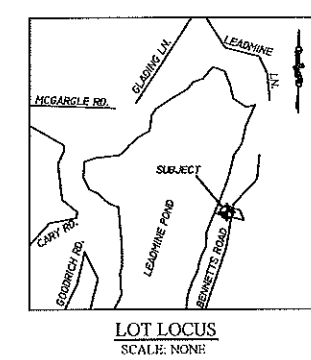
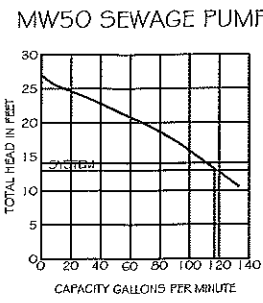
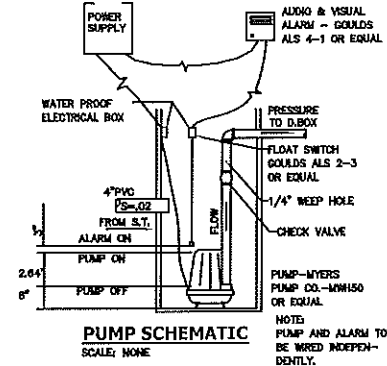
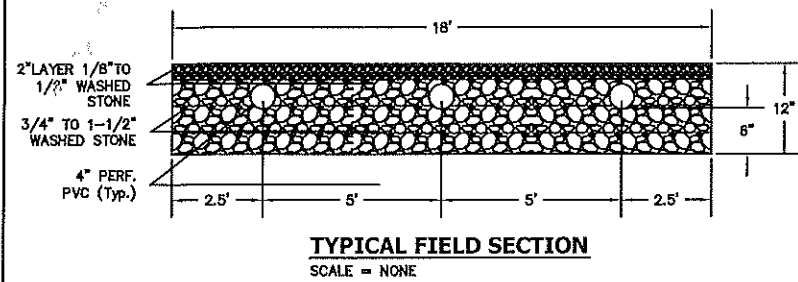


FIRST FLOOR PLAN
GROSS LIVING AREA = 881 S.F.
DECK, STAIRS & PORCH=214 S.F.

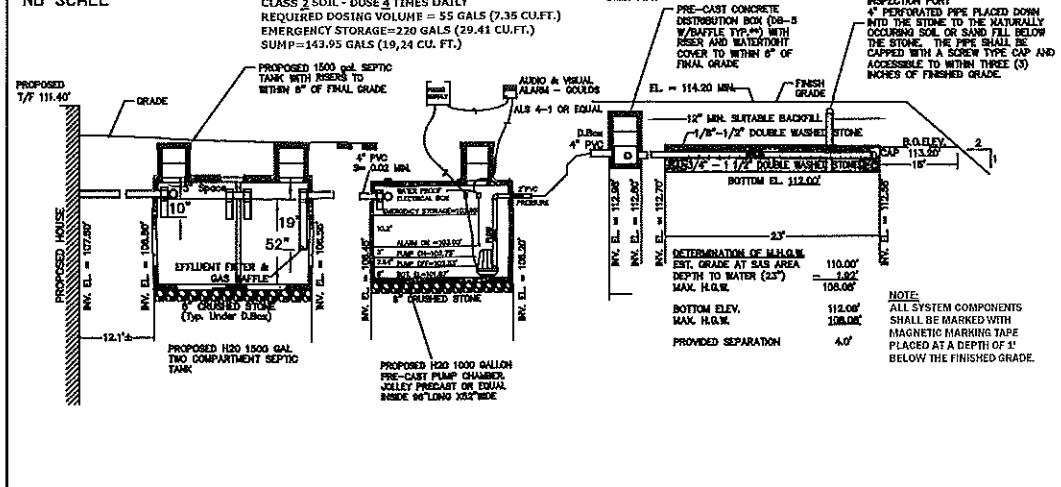
CONCEPTUAL PLAN

PROJECT		THE PERRY RESIDENCE	
DATE		2/19/21	
SCALE:		1/4"=1'-0"	
SHEET NUMBER		A-2	
SHEET TITLE:		FLOOR PLANS	
REVISION	DATE	TRIFONE DESIGN ASSOCIATES, INC.	
		ARCHITECTURAL DESIGNERS & CIVIL ENGINEERS	
		103 SHORE ROAD	
		STURBRIDGE, MA 01544	
		TEL: (508) 333-4842	
		email:trifonedesigns@live.com	

SITE PLAN & DETAILS



SYSTEM PROFILE



SCHEDULE OF ELEVATIONS

DESCRIPTION	PROPOSED	AS-BUILT
TOP OF FOUNDATION	111.40	
INVERT AT FOUNDATION	107.60	
INVERT IN SEPTIC TANK	108.80	
INVERT OUT SEPTIC TANK	108.55	
INVERT IN PUMP CHAMBER	108.45	
INVERT OUT PUMP CHAMBER	108.20	
INVERT IN D.BOX	112.98	
INVERT OUT D.BOX	112.80	
INVERT BEGINNING FIELD	112.70	
INVERT END OF FIELD	112.68	

DESIGN CRITERIA

DESIGN FLOW FOR # BEDROOMS
2 Bedrooms x 110 gal./bedroom/day = 220 gallons/day

THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL. THE USE OF GARBAGE DISPOSALS IS NOT RECOMMENDED WITH SUBSURFACE DISPOSAL FACILITIES.

SEPTIC TANK CAPACITY: 1500 GALLON

LEACHFIELD CALCULATIONS

SQUARE FOOTAGE:
SIDEWALL: NOT APPLICABLE = 0 sq.ft.
BOTTOM: 15 ft. x 23 ft. = 345 sq.ft.
TOTAL: 345 sq.ft.

SOIL CLASSIFICATION: CLASS II
LTAR: 0.68

LEACHING CAPACITY:
SIDEWALL: NOT APPLICABLE = 0 gallons
BOTTOM: 0.68 gal./sq.ft. x 345 sq.ft. = 232 gallons
TOTAL: 227 gallons

PERCOLATION TEST AND DEEP HOLE OBSERVATIONS

TEST PERFORMED AS PER TITLE 5.
DATE OF TEST: 1/20/21
TEST TAKEN 48" BELOW EXISTING GRADE.
RESULT: UNABLE TO TEST. MATERIAL SENT TO LAB.
DESIGNED AT 2 MINUTES PER INCH.
PERFORMED BY: LEONARD JALBERT
WITNESSED BY: KENNETH B. LACEY, JR.

SIEVE ANALYSIS BY TERRA FILTER, STURBRIDGE, MA. DATED 2/18/21

OBSERVATION PITS

PIT #1				PIT #2			
Depth	Soil	Remarks	Notes	Depth	Soil	Remarks	Notes
0-12"	S.L.	SPR 4/8	None	0-12"	S.L.	SPR 4/8	None
12-24"	S.L.	SPR 4/8	None	12-24"	S.L.	SPR 4/8	None

GENERAL NOTES

- ALL WORK TO BE CONCEALED MUST BE INSPECTED BY THE BOARD OF HEALTH OR ITS AGENT PRIOR TO BEING BACKFILLED.
- THE BUILDING SEWER (THE PIPE FROM 10' OUTSIDE THE BUILDING TO THE SEPTIC TANK) MUST BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE AND MUST BE WATER-TIGHT.
- SEPTIC TANK AND DISTRIBUTION BOX TO BE PRE-CAST CONCRETE AS PER TITLE 5.
- SEPTIC TANK AND D.BOX MUST BE SET ON A LEVEL STABLE BASE AND MUST BE WATER TIGHT.
- THE FINISH GRADE ABOVE AND ADJACENT TO THE FIELD SHALL SLOPE AT LEAST 2% TO PREVENT THE ACCUMULATION OF SURFACE WATER.
- FILL MATERIAL REQUIRED SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF MATERIALS SHALL NOT BE USED. A SEIVE ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH 310 CMR 15.255 (3).
- STONE SHALL CONSIST OF DOUBLE-WASHED STONE AND SHALL BE FREE OF IRON, FINES AND DUST IN PLACE.
- ALL DISTURBED AREAS TO BE LOAMED (3" MIN.), FINE RAKED AND SEEDED.
- ALL WELLS WITHIN 200' OF THE PROPOSED SYSTEM ARE SHOWN OR REFERRED TO BY NOTATION.
- ALL WETLANDS WITHIN 100' OF THE CONSTRUCTION ARE SHOWN, IF ANY.
- OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
- THE PROPOSED WELL IS NOT WITHIN 100' OF ANY KNOWN ABUTTERS-LEACHING FACILITIES.
- REMOVE TOPSOIL, PEAT AND OTHER IMPERVIOUS MATERIALS FROM ALL AREAS BENEATH THE LEACH FIELD AND FOR A DISTANCE OF 5' THEREFROM (AS SHOWN) AND REPLACE WITH FILL MATERIAL AS SPECIFIED NOTE 6 COMPACTED IN 8" LIFTS TO AN ELEVATION EQUAL TO THE TOP OF PEA STONE WITHIN THE SYSTEM.

ZONING: AGRICULTURAL

F.I.R.M. REFERENCE

SCOPE OF WORK

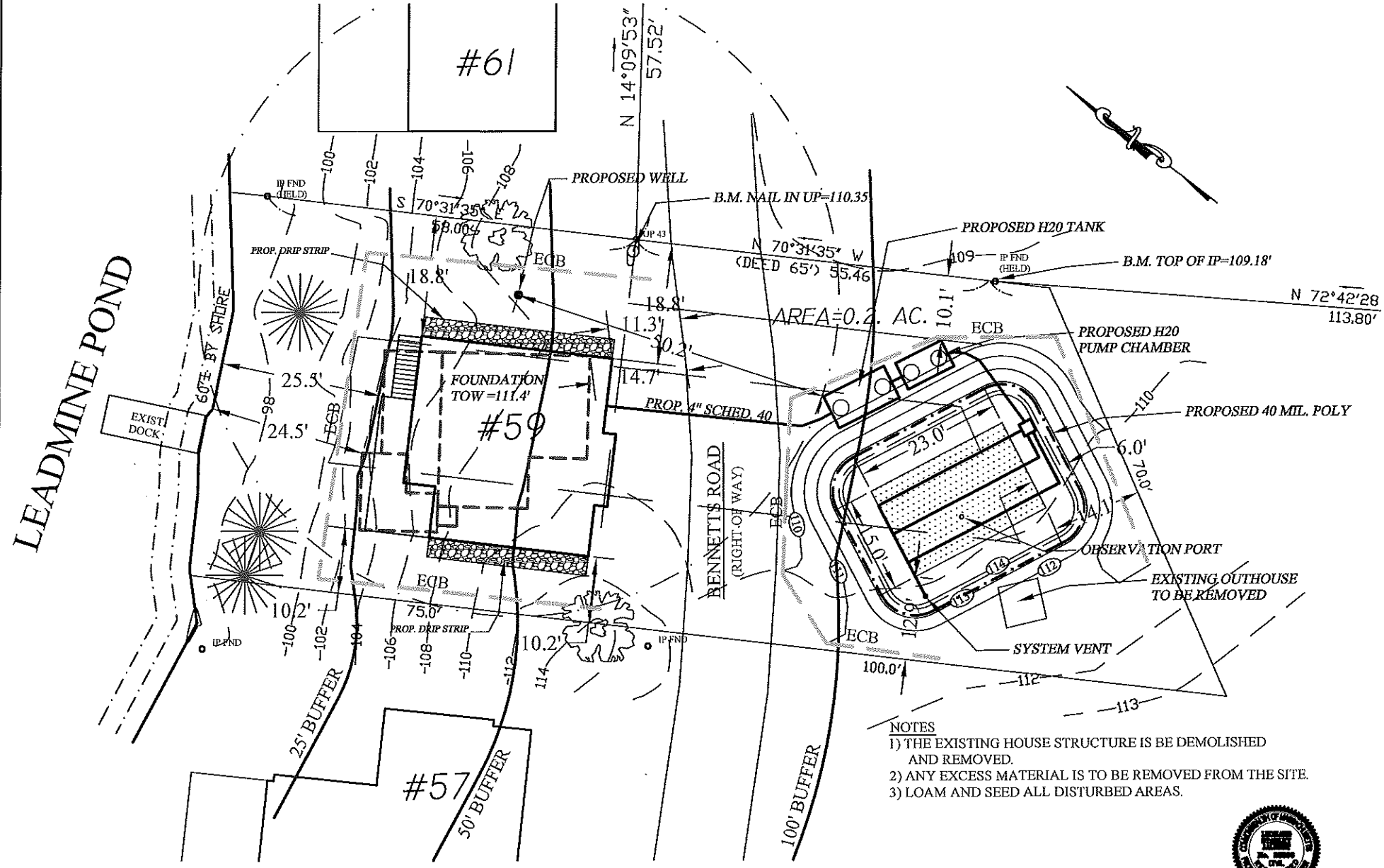
LOT SIZE	REQ'D.	PLAN
AREA:	1 AC.	0.20 AC.
FRONTAGE:	150'	60'
SETBACKS:		
STREET:	30'	11.3'
SIDE LINE:	20'	10.2'
REAR:	20'	25.5'

COMMUNITY NO: 25027C
PANEL NO: 0651E
DATE: 7/4/2011

THE DESIGN SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE CONTRACTORS SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:

- ALL LABORS AND MATERIALS TO INSTALL THE SEWAGE DISPOSAL, SHOWN, COMPLETE AND PLACED IN SERVICE.
- INSURING ALL PERMITS HAVE BEEN OBTAINED.
- PERFORMING ALL WORK IN ACCORDANCE WITH TITLE 5.
- ANY MEASURES TO PROTECT THE WETLAND, IF ANY.
- TIMELY EXECUTION OF THE WORK.

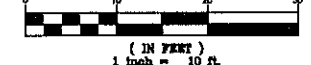


Leonard Jalbert

JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

Soil Absorption System - "Upgrade"

Located At: 59 Bennett's Road
Sturbridge, Massachusetts
For: Dale Perry



3/2/21
PLAN NUMBER
21001

ORIGINAL	REVISIONS			MAINTENANCE NOTE		
Date: 3/2/21	Rev	Date	Description	Made	Check	App.
Designed	AMT					
Checked	LSJ					
Drawn	AMT					
Reviewed						
Reviewed						
Approved						

THE STATE ENVIRONMENTAL CODE, STATES "SEPTIC TANKS SHOULD BE INSPECTED AND CLEANED AT LEAST ANNUALLY."
NO PERMANENT STRUCTURES ARE TO BE ERRECTED IN THE RESERVE AREA.
DO NOT PLANT TREES OVER OR NEAR THE FIELD.
AVOID VEHICULAR TRAFFIC OVER SYSTEM.