

ZONING BOARD OF APPEALS
REQUEST FOR SPECIAL PERMIT

PREPARED FOR:

ARTHUR M. JR & BEVERLY J. SIKES

1175 RIVER BLVD.

SUFFIELD, CT 06078

FOR PROPERTY LOCATED ON:

84 MCGARGLE ROAD

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

RECEIVED
AUG 30 2018
ZONING BOARD
OF APPEALS

TABLE OF CONTENTS

NARRATIVE

NOTICE OF INTENT

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

FIRM MAP

DEED

CERTIFIED ABUTTERS LIST

ASSESSOR'S FIELD CARD

FORM STT.A1

CHECK COPIES

PROPOSED SITE PLAN 17134



TOWN OF STURBRIDGE

PLANNING BOARD

Permit Application

For Official Use:

Date of Receipt: _____

Received By: _____

File Number: _____

Date of Approval: _____

Completed: _____

Not Completed: _____

Application Type

Special Permit

Site Plan Review

Waiver

Part A General Information

1. NAME OF REGISTERED OWNER ARTHUR M. SIKES
Address 1175 RIVER BLVD.
City SUFFIELD State CT Zip Code 06078
Telephone No. 860-668-0414
Email Address ARTSIKES@AOL.COM

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

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

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: 84 MCGARGLE ROAD

Lot(s): PARCEL 1 & 2 Plan: DEED 5604 PAGE 308

Assessment Lot Number(s): 430-04054-084

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: SEASONAL SINGLE FAMILY RESIDENCE

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)	LAKE WATER	PRIVATE WELL
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	CESSPOOL	TIGHT TANK
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	SWALES

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial						
Institutional						
Residential	531	700	0	0	1	1
Total	531	700	0	0	1	1

Part C Project Narrative: Must be completed by applicant or agent

Describe the proposed project in terms of use, design elements and construction timeframe.

RAZE AND RECONSTRUCT SEASONAL RESIDENCE. TO START UPON ISSUING OF ALL PERMITS.

Explain how the design and layout of the development or use constitutes suitable development without detriment to the neighborhood or to the environment.

THE EXISTING FAILED SEPTIC WILL BE REPLACED WITH A NEW TIGHT TANK AND NEW WELL INSTALLED.

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

Describe any special processes, mitigation measures or unique circumstances which may have a bearing on project approval

THE PROJECT IS LOCATED WITHIN 100FT OF LEADMINE POND AND IS SUBJECT TO TOWN AND STATE APPROVAL.

AN ORDER OF CONDITIONS MUST BE ISSUED BY STURBRIDGE CONSERVATION PRIOR TO CONSTRUCTION.

10. Please list any technical studies or background material being submitted to support the application.

BOARD OF HEALTH WILL ISSUE CONSTRUCTION PERMIT TO INSTALL THE TIGHT TANK SYSTEM AFTER THE CONSERVATION ISSUES ORDER OF CONDITIONS.

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

11. Please indicate (✓) if the applicant or owner has submitted any of the following applications for all or part of the subject property and complete the following chart:

Other Applications	Required		Submitted		File Number	Status of Application
	Yes	No	Yes	No		
Conservation Commission (Notice of Intent or Request for Determination)	✓		✓			PENDING
DPW (Curb Cut Permit)		✓				INSTALLED
DPW (Street entrance, water or sewer tie in)		✓				PRIVATE
Board of Health (Septic, food, other)	✓		✓			PENDING
Zoning Board of Appeals (Special Permit, Variance)	✓		✓			PENDING
Board of Selectmen (Liquor License)		✓				
Other (please list below)						

Other:

SITE PLAN CHECK LIST

1. Existing Site Plan -- note any non-conformance

YES NO -- must give reason below

- Locus
- North arrow
- Survey
- Existing Structures

For Planning Board use

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

- | | | | |
|-------------------------------------|--------------------------|-----------------------------------|-------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing roads and curbs | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contours and elevations | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Abutters within 300 feet | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Zone and dimensional requirements | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Setbacks | _____ |

Additional comments

2. Proposed – meets zoning unless noted

For Planning Board use

YES NO – must give reason below

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lot dimensions | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed buildings | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Percent building & impervious areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks and buffer areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streets, driveways and access | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Circulation patterns | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking spaces and calculations | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Allowed use reference | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Loading areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building mean height | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dumpsters & screening | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outdoor storage areas | _____ |

Additional comments

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

3. Grading

For Planning Board use

YES NO – must give reason below

- Buffer zones and distances
- Wetlands and vernal pools
- Riparian features
- Flood zones
- Ground water elevations
- Siltation fencing
- Significant species type and habitat
- Detention and Retention Basins
- Grading plan

Additional comments

4. Utilities

For Planning Board use

YES NO – must give reason below

- Water lines and connections
- Hydrants and sprinklers
- Sewer lines and connections
- Electric and wire lines
- Drainage structures
- Oil and propane tanks
- Snow storage area
- Public and private wells

Additional comments

5. Landscaping, Lighting and Signs

For Planning Board use

YES NO – must give reason below

- Landscaping and calculations
- Lighting location, size, type, direction
- Open space as percent of lot
- Sign location size and detail

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

- Geologic features _____
- Dust and noise control measures _____
- Fencing permanent and temporary _____

Additional comments

6. Detail Sheets

For Planning Board use

YES NO – must give reason below

- Tree planting _____
- Shrub planting _____
- Light poles _____
- Hydrants _____
- Catch basins _____
- Man holes _____
- Traps _____
- Trenching _____
- Road profiles _____
- Curbing and Berms _____
- Signs and support _____
- Sewer fixtures _____
- Water lines _____
- Fencing _____
- Headwalls _____
- Siltation fencing _____
- Facades _____
- External materials & colors _____
- Fenestration _____

Additional comments

7. Calculations and Studies unless waived

For Planning Board use

YES NO – must give reason below

- Lot coverage _____
- ITE trip generation calculations _____

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

- Planting calculations and schedule _____
- Traffic impacts _____
- Drainage calculations _____
- Water and sewer demands _____
- Hydrant pressure tests _____
- Water and aquifer studies _____
- Other _____

Additional comments

8. Permits applied for / received from other boards, agencies or commissions

Board/Agency	Action or Conditions
B.O.H	WELL & SEPTIC PENDING CONCOM APPROVAL
BLDG DEPT	BUILDING PERMIT
CONCOM	PENDING PUBLIC HEARING

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Planning Board review this application for Site Plan approval, 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 Site Plan Review Regulations of the Planning Board of the Town of Sturbridge.



 Signature of Applicant

08/24/2018

 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.

RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD

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.


Signature of Owner

08-22-2018
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 ST. STURBRIDGE MA, 01566

Telephone No.: 508-347-5136 774-230-7570

Relationship of representative to owner or applicant: CONSULTANT

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.

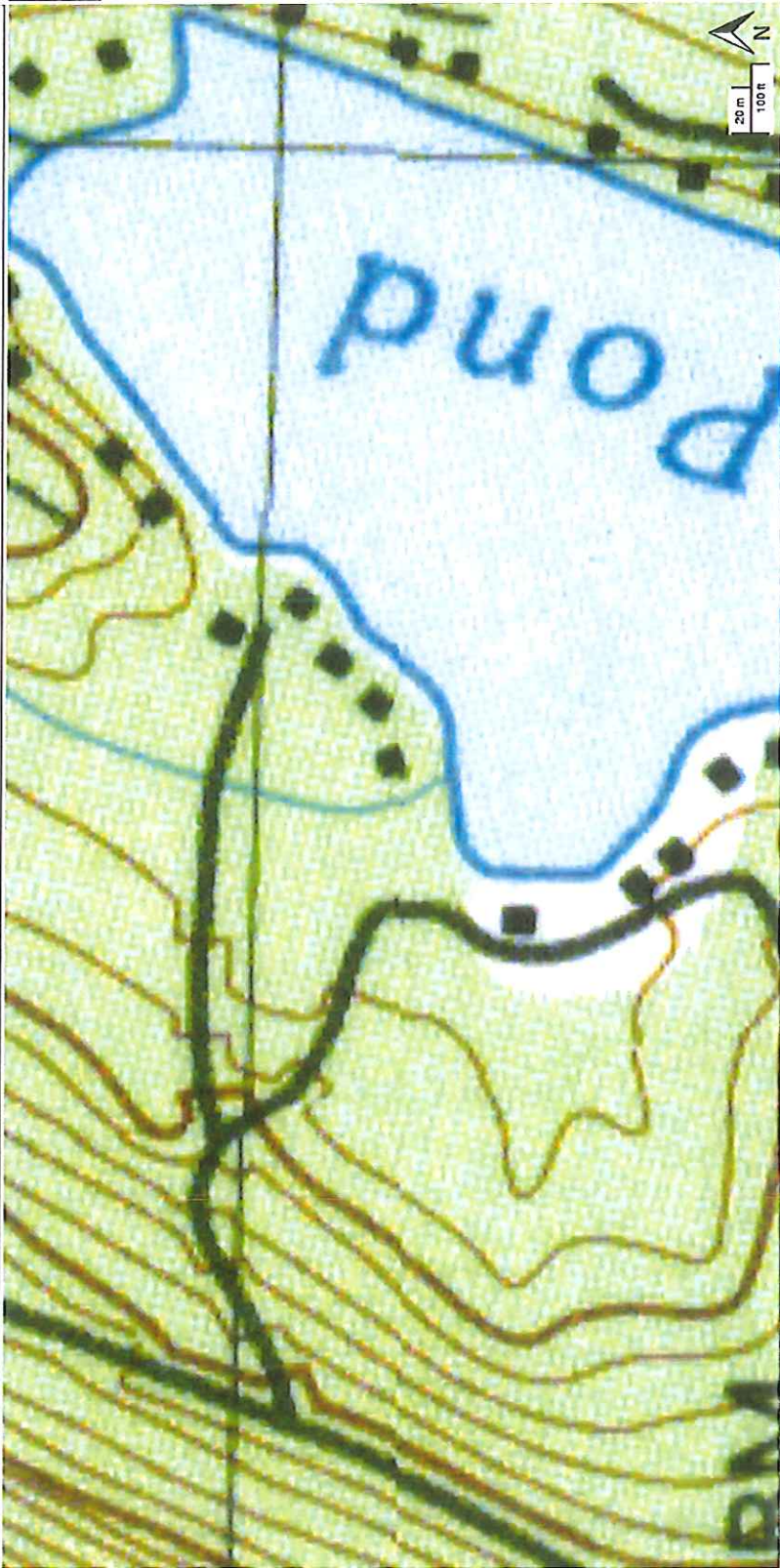
An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

Incomplete applications will be automatically rejected and returned to the applicant. Applications should be submitted to:

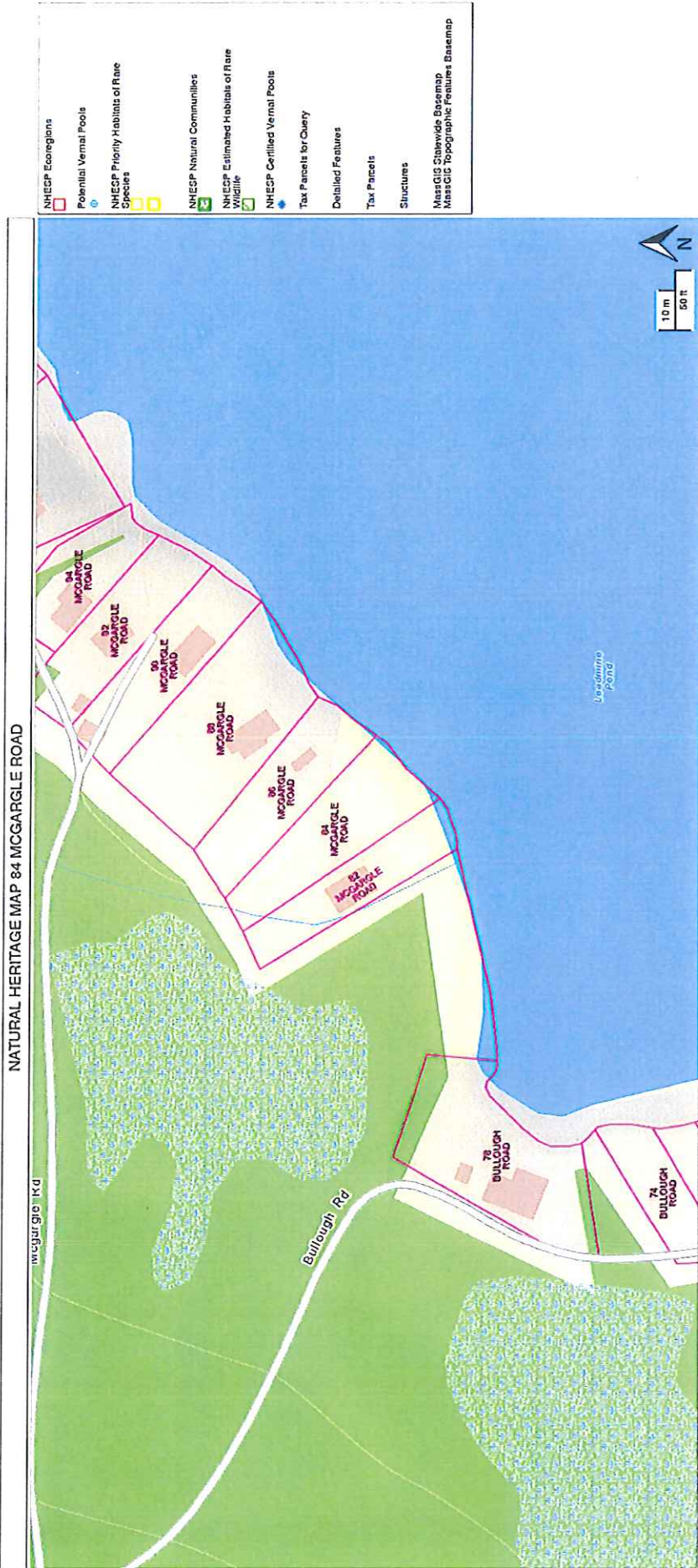
Town of Sturbridge Planning Department
Center Office Building
301 Main Street
Sturbridge, MA, 01566
508-347-2508

Applicants are strongly encouraged to schedule a submitted meeting with the Town Planner.

USGS TOPOGRAPHIC MAP 84 MCGARGLE ROAD



USGS Topographic Maps
MassGIS Statewide Baseemap
MassGIS Topographic Features Baseemap





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AF

OTHER AREAS OF FLOOD HAZARD

- 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 X)
- 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)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone C)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/5/2018 at 9:16:34 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: base map 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.



KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD MACKAY and MARGARET I. MACKAY, husband and wife, both of the Town of Somers, County

of Tolland and State of Connecticut, ~~County of Connecticut~~

~~do hereby convey~~, for consideration paid, and in full consideration of one or more dollars, but less than \$10.00,

grants to ARTHUR M. SIKES, JR., and BEVERLY J. SIKES, husband and wife,* (to hold as tenants by the entirety and not as tenants in common) both of Suffield, Connecticut, 469 Hickory Street with quitclaim covenants

the land in Sturbridge, Worcester County, Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at a point on the Westerly or Northerly side of Leadmine Pond; thence N. 28.0° W. on land now or formerly of one Dupuis about 188 feet to a cart road; thence Easterly by said road 42 1/2 feet; thence Southeasterly about 180 feet to said Pond; and thence Southwesterly by the high water line of said pond, but measuring in a straight line, 60 feet to the point of beginning, together with the right to use a cart road, said right being more particularly defined in a deed from Ellen A. Dupuis to Edwin Megargel, dated July 20, 1932, and recorded in Worcester County Registry of Deeds, Book 3923, Page 269.

Also another tract adjoining the above described tract on the West in said Sturbridge and bounded and described as follows:

Beginning at the Southwesterly corner of said first described tract at a point on the shore line of said pond; thence Westerly by said pond shore line ten (10) feet; thence Northerly on land now or formerly of one Debien to the Northwesterly corner of said first described tract at a point on said cart road; and thence southeasterly by said first described tract one hundred and eighty eight (188) feet to the point of beginning.

Reference is made to a deed recorded in Worcester District Registry of Deeds Book 4118, Page 123.

Witness ONE hand and seal at this 17th day of October 1974.

J. Donald Shannon } att. Donald Mackay
Eather T. Hero } att. Margaret I. Mackay

STATE OF CONNECTICUT

~~NOTARY PUBLIC~~

35. Somers 17th, October 1974

Then personally appeared the above named Donald MacKay and Margaret I. MacKay, and acknowledged the foregoing instrument to be their free act and deed, before me.

J. Donald Shannon Notary Public - Justice of the Peace

My commission expires April 1, 1976

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific proprietary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded OCT 17 1974 at 3 h. 19 m. P.M.

Parcel ID	Owner	Owner Address	Owner City	State	Owner Zip	Property Address
430-04054-086	BARNES GUY R	48 MOULTON HILL ROAD	MONSON	MA	01057	86 MCGARGLE ROAD
430-04054-094	BROOKS JANET P	290 OLD FARMS WEST	MIDDLETOWN	CT	06457	94 MCGARGLE ROAD
400-04054-445	COMMONWEALTH OF MASS	NHESP	WESTBORO	MA	01581	445 LEADMINE ROAD
430-04054-092	CREEDEN THOMAS H	14 WESTWOOD DRIVE	STURBRIDGE	MA	01566	92 MCGARGLE ROAD
430-04054-082	EDBROOKE GARY	462 MAIN STREET	GRANVILLE	MA	01034	82 MCGARGLE ROAD
430-04054-090	GOTTIER DARYL-LYNNE	15 KENNETH DRIVE	VERNON	CT	06066	90 MCGARGLE ROAD
303-04054-096	PALMER MARK S	P.O. BOX 525	STURBRIDGE	MA	01566	96 GLADDING LANE
178-04054-078	ROUSSEAU JOANNE M	78 BULLOUGH ROAD	STURBRIDGE	MA	01566	78 BULLOUGH ROAD
430-04054-088	YIZNITSKY JAMES	18 CROW HILL ROAD	MONSON	MA	01057	88 MCGARGLE ROAD
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Planning/Zoning Board - 300'					
RE: 84 MCGARGLE ROAD						
Certified Copy						
Assessor:	<i>John P. Murphy</i>					
Date:	<i>6-19-2018</i>					

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
SIKES ARTHUR M JR & BEVERLY J 1175 RIVER BLVD		4 Rolling		5 Well 6 Septic		3 Unpaved		2 Suburban 7 Waterfront		Code 1013 1013	
SUFFIELD, CT 06078 Additional Owners:		SUPPLEMENTAL DATA		SEPTIC STD FEATURES STD TOPO GENTLE WF CHAR STD USE SEAS		ASSOC PID#		POND LEAD GIS ID: 430-04054-084		Assessed Value 14,700 217,200	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		q/u v/l		SALE PRICE		V.C.	
SIKES ARTHUR M JR		05604/0308		10/17/1974		0				Total: 231,900	

PREVIOUS ASSESSMENTS (HISTORY)											
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1013	14,000	2016	1013	14,700	2015	1013	13,600	2014	1013	13,600
2017	1013	208,800	2016	1013	202,700	2015	1013	202,700	2014	1013	202,700
Total:		222,800		Total:		216,800		Total:		216,300	

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Type	Description	Code	Amount	Number	Comm. Int.
Total:						

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
NBHD/SUB	Street Index Name	Description	Amount
5/A	Tracing		

NOTES

WHITE COTTAGE
502-04054-084

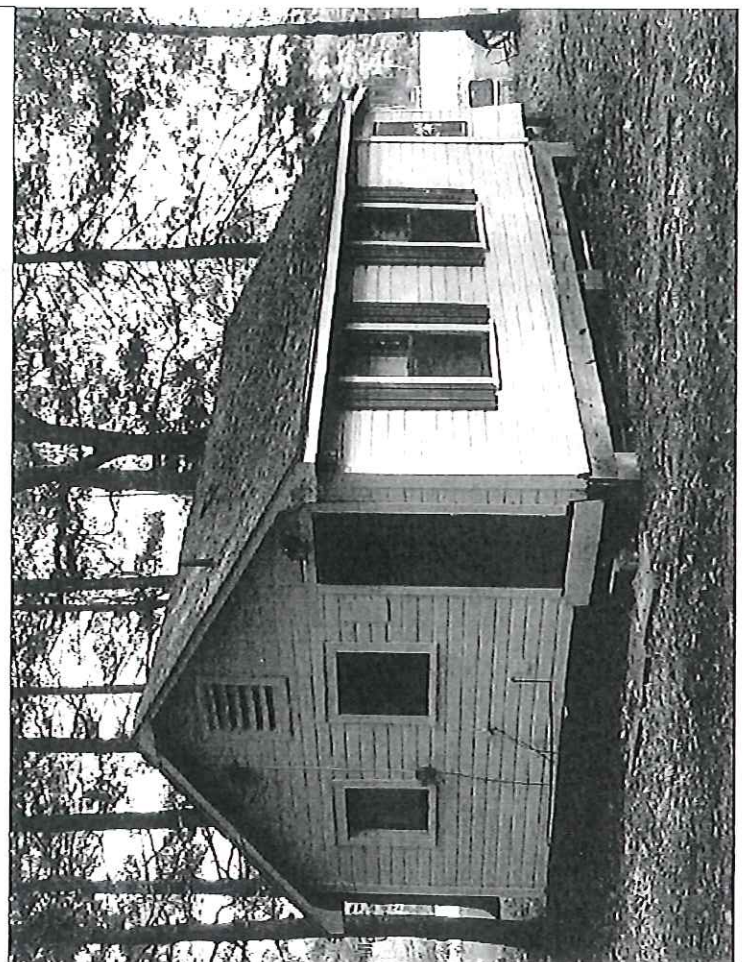
Appraised Bldg. Value (Card) 14,700
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 217,200
 Special Land Value 0
 Total Appraised Parcel Value 231,900
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 231,900

BUILDING PERMIT RECORD												
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	Purpose/Result	
									10/12/2010 07/23/1996 09/28/1988	02	BM BM KL	52 04 04
VISIT/CHANGE HISTORY											231,900	

LAND LINE VALUATION SECTION											
B #	Use	Description	Zone	D	Front	Depth	Units	Unit Price	Factor S.A.	Acres	C. ST.
1	1013	SFR WATER R	RR	70			19,602 SF	2.61	1.0000	1.0000	1.00
1	1013	SFR WATER R	RR				70.00 FF	0.00	1.0000	1.0000	1.00
Total Card Land Units:											0.45 AC
Parcel Total Land Area:											0.45 AC
Total Land Value:											217,200

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Cd.	Ch.
Style	Camp		
Model	Residential		
Grade	Below Average		
Stories	1 Story		
Occupancy	Minimum		
Exterior Wall 1	Exterior Wall 2		
Roof Structure	Roof Cover		
Interior Wall 1	Interior Wall 2		
Interior Flr 1	Interior Flr 2		
Heat Fuel	Heat Type		
AC Type	Total Bedrooms		
Total Bthrms	Total Half Baths		
Total Xtra Fixtrs	Total Rooms		
Bath Style	Kitchen Style		

FEP	8
BAS	16
	18
	22



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Description	Cd.	Ch.											
MIXED USE														
Code	Description	Percentage												
1013	SFR WATER R	100												
COST/MARKET VALUATION														
Adj. Base Rate:	56.88													
Replace Cost	27,644													
AYB	1940													
EYB	1969													
Dep Code	F													
Remodel Rating	47													
Year Remodeled	0													
Dep %	0													
Functional Obslnc	0													
External Obslnc	0													
Cost Trend Factor	1													
Condition														
% Complete	53													
Overall % Cond	14,700													
Apprais Val	0													
Dep % Ovr	0													
Dep Ovr Comment														
Misc Imp Ovr	0													
Misc Imp Ovr Comment														
Cost to Cure Ovr	0													
Cost to Cure Ovr Comment														
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost									Undeprac. Value
BAS	First Floor	396	396	396	56.88									22,525
FEP	Porch, Enclosed, Finished	0	128	90	39.99									5,119
Ttl. Gross Liv/Lease Area:		396	524	486									27,644	



Town of Sturbridge

Barbara A. Barry, Finance Director

CONSERVATION COMMISSION

Department/Board/Committee: ZONING BOARD OF APPEALS

Please verify outstanding tax/fee status for the following property owner:

Property Owner: Arthur M. Sikes, Jr. & Beverly J. Sikes

Property Location: 84 McGargle Road

- The license/permit may be released.
 The license/permit may not be released.



Finance Director

6-20-18

Date

STURBRIDGE ZONING: RURAL RESIDENTIAL

REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 10,375 S.F.	AREA: 10,375 S.F.
FRONTAGE: 150'	FRONTAGE: 42.50'	FRONTAGE: 42.50'
FRONT YARD: 30'	FRONT YARD: 69.7'	FRONT YARD: 69.7'
SIDE YARD: 20'	SIDE YARD: 4.4'/30.8'	SIDE YARD: 20.52'/8.43'
REAR YARD: 20'	REAR YARD: 30'±	REAR YARD: 51.2±
%COVERAGE: 15 MAX.	%COVERAGE: 6.29	%COVERAGE: 7.94

NOTE:
THE SMALL OUT BUILDING WHICH MAY BE A
PRIVY WAS NOT INCLUDED IN ANY LOT COVERAGE
COMPUTATIONS.

EXISTING LOT COVERAGE COMPUTATIONS

EXISTING HOUSE	531 S.F.	PROPOSED HOUSE	700 S.F.
DECK	30 S.F.	PROPOSED DECK	32 S.F.
SHED	92 S.F.	SHED	92 S.F.
TOTAL:	653 S.F.	TOTAL:	824 S.F.

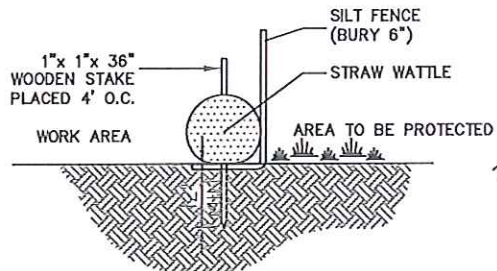
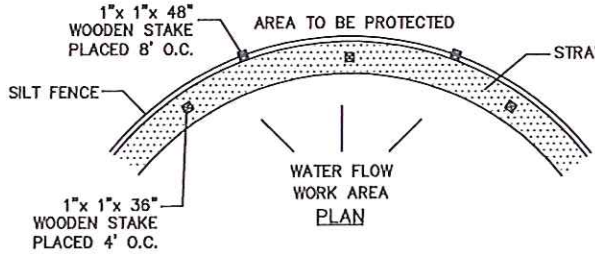
$\frac{653(100)}{10375} = 6.29\%$ $\frac{824(100)}{10375} = 7.94\%$

BUFFER ZONE BUILDING OCCUPATION (EXISTING)

0-25'	0 S.F.
25-50'	355 S.F.
50-100'	298 S.F.

BUFFER ZONE BUILDING OCCUPATION (PROPOSED)

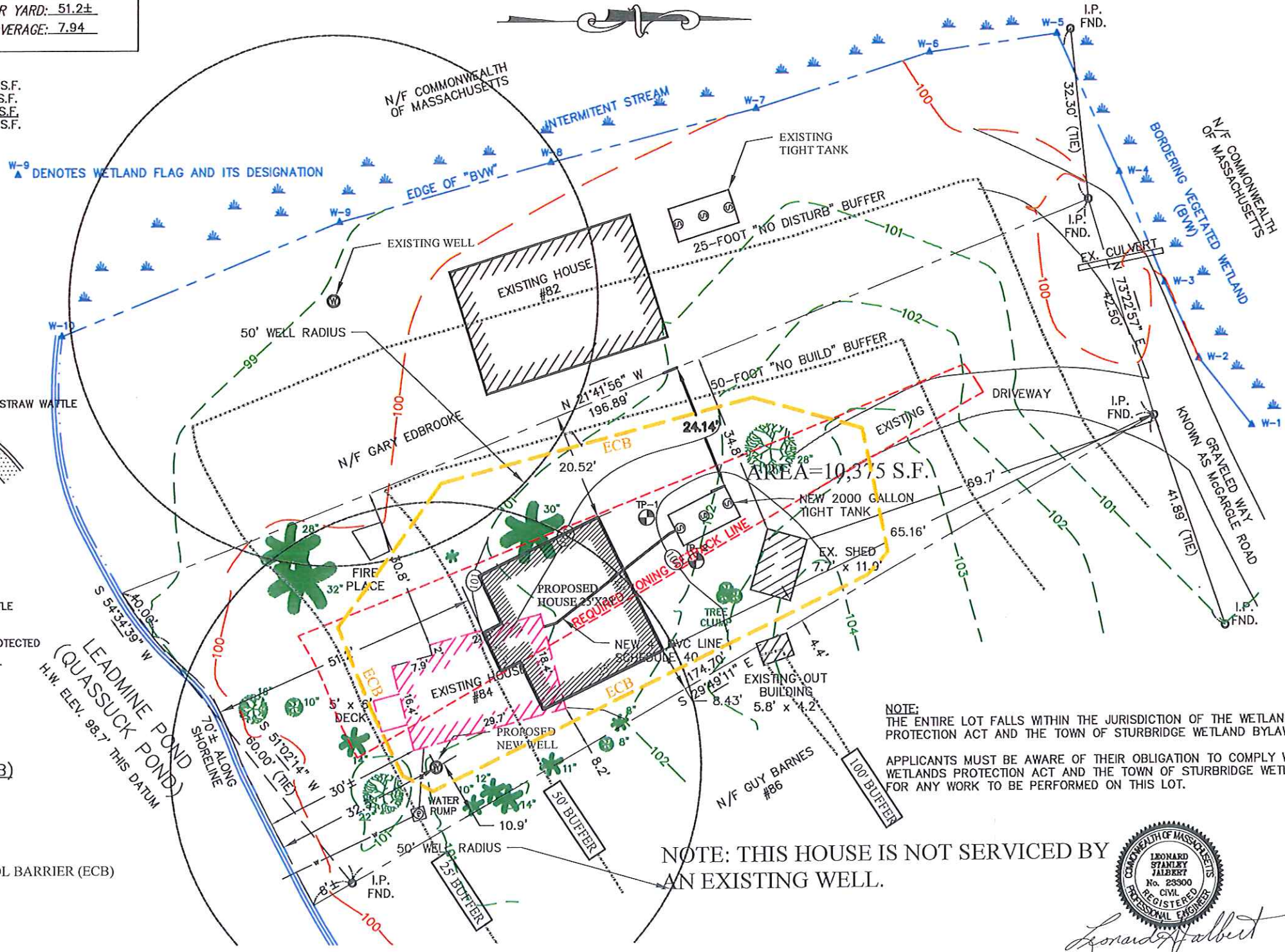
0-25'	0 S.F.
25-50'	0 S.F.
50-100'	824 S.F.



SECTION
EROSION CONTROL BARRIER (ECB)
SCALE: N.T.S.

LEGEND

= EROSION CONTROL BARRIER (ECB)



NOTE:
THE ENTIRE LOT FALLS WITHIN THE JURISDICTION OF THE WETLANDS
PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW.
APPLICANTS MUST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE
WETLANDS PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW
FOR ANY WORK TO BE PERFORMED ON THIS LOT.

NOTE: THIS HOUSE IS NOT SERVICED BY
AN EXISTING WELL.



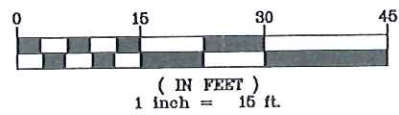
Leonard Jalbert

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
08/03/17	SMB						
	LSJ						
	LSJ						
	MLJ						
	<i>LSJ</i>						
	<i>LSJ</i>						



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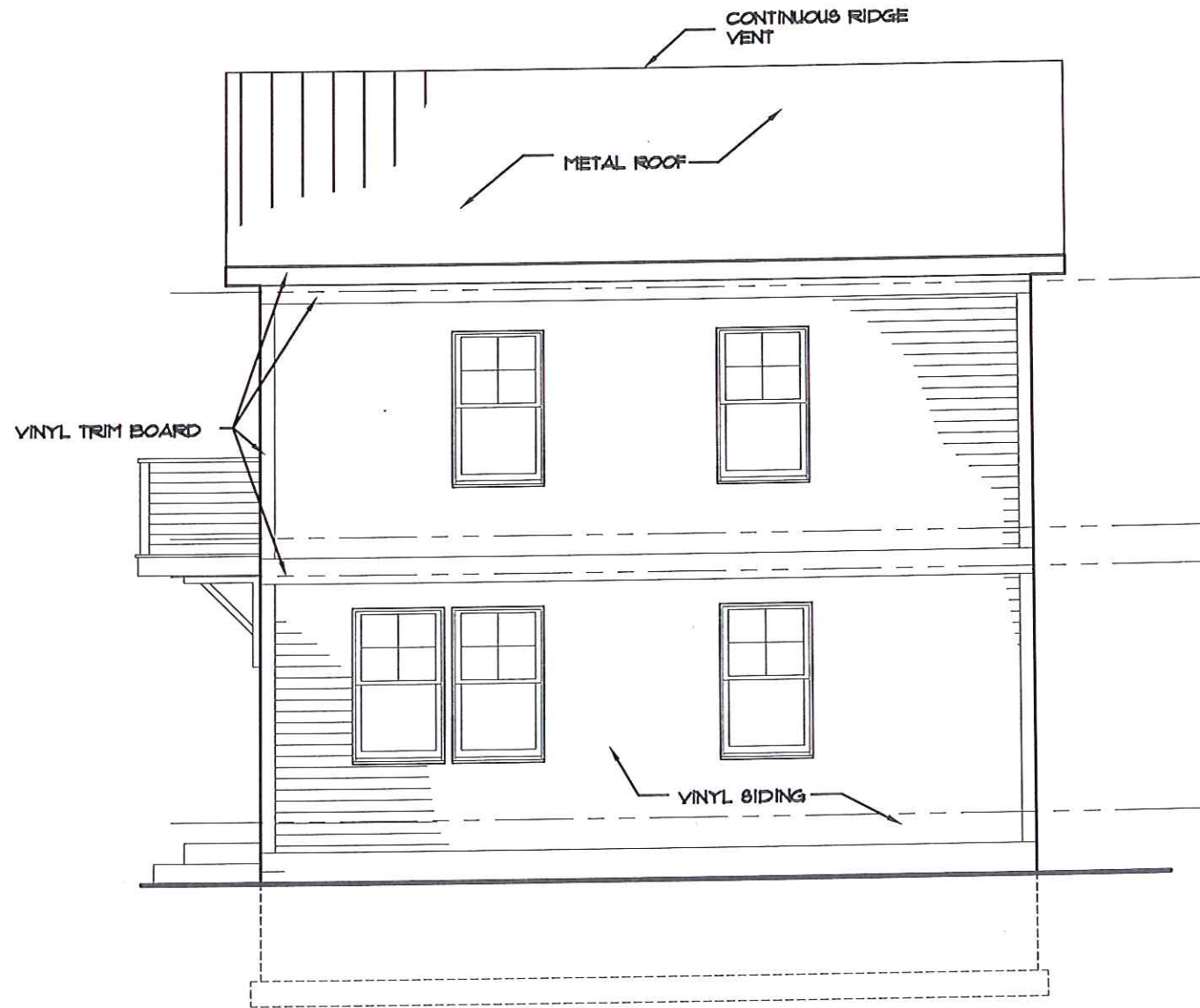
EXISTING PLOT PLAN FOR
ARTHUR M. Jr. & BEVERLY J. SIKES
84 MCGARGLE ROAD
STURBRIDGE, MASSACHUSETTS



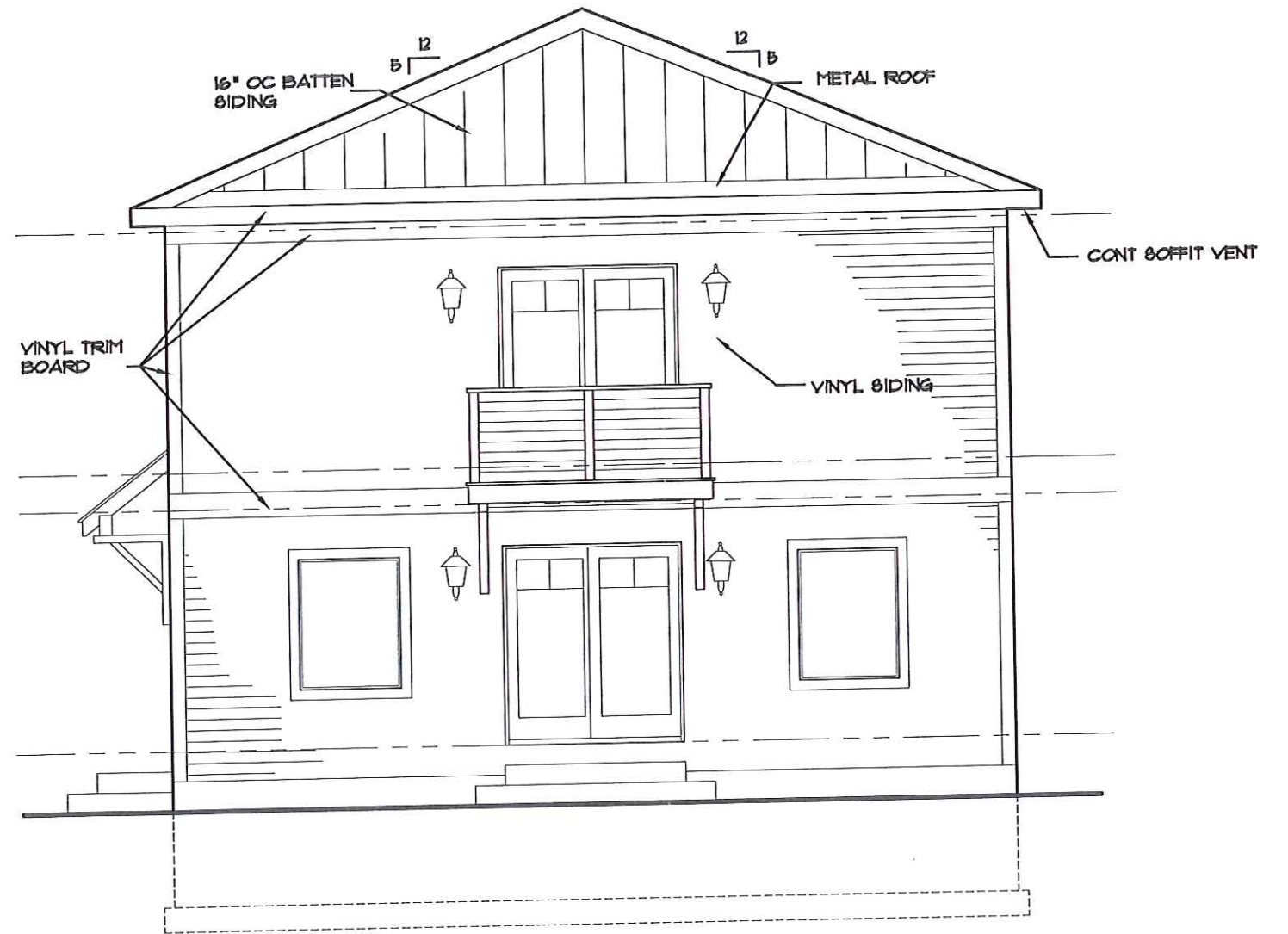
PLAN DATE:
08/03/17

DWG NUMBER

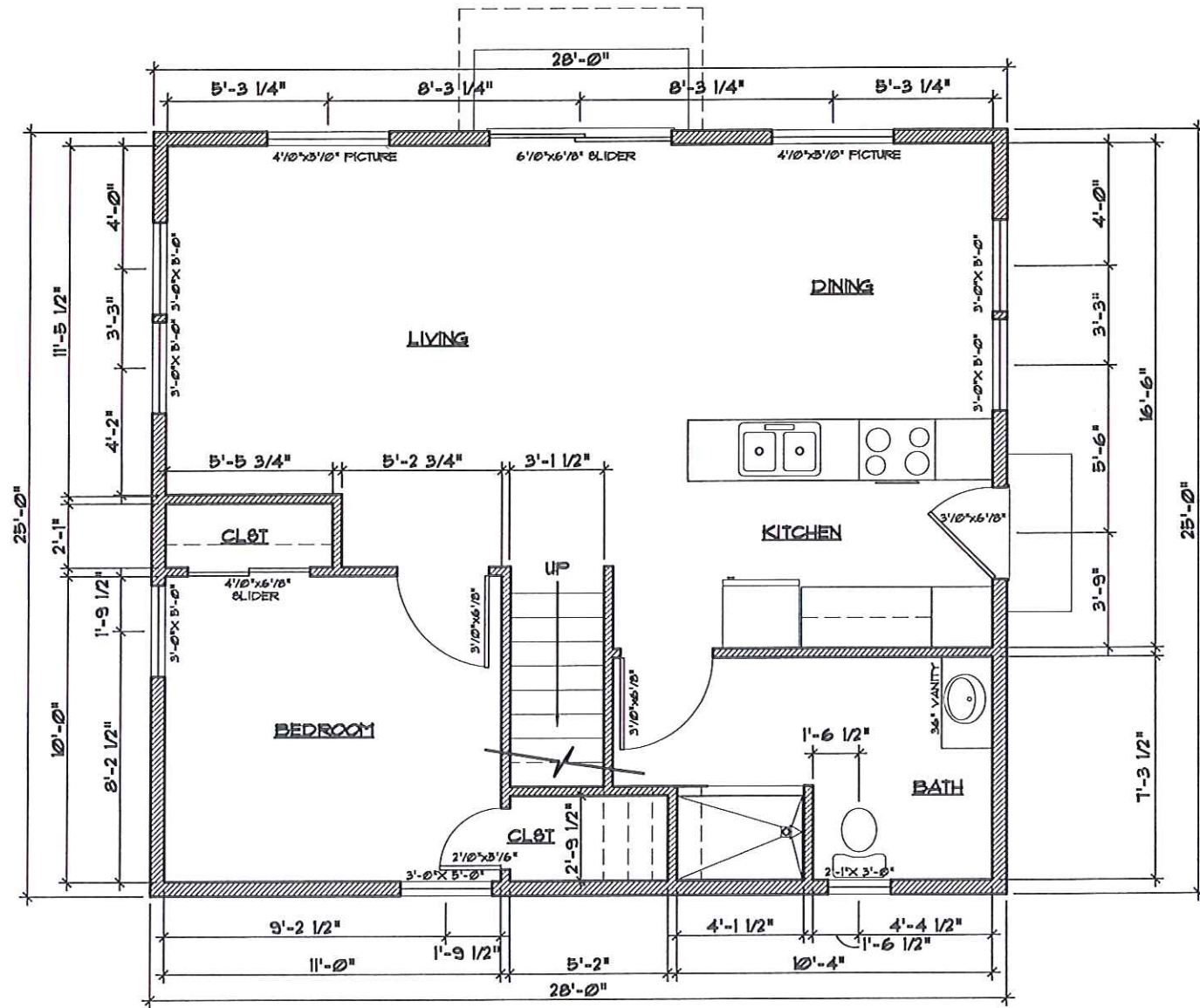
17134



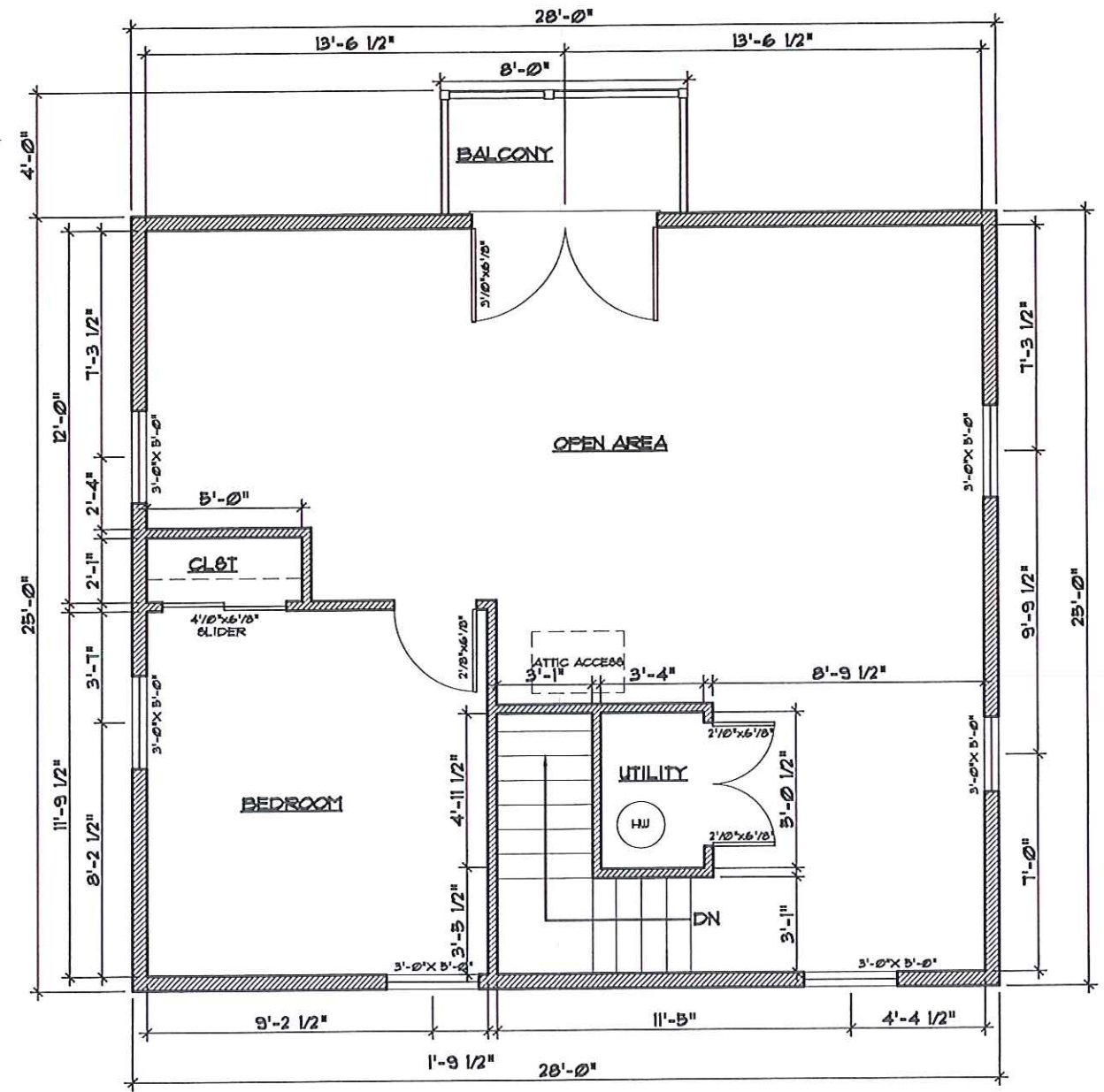
A LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



B LAKE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 **FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"



2 **SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"