

SPECIAL PERMIT

PREPARED FOR:

STEPHEN E. JONES

90 WESTWOOD DRIVE

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

90 WESTWOOD DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 19113

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DEED

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FORM STT.A1

NOTIFICATION TO ABUTTERS

CERTIFIED ABUTTERS LIST

CHECK COPIES

PROPOSED SITE PLAN 19113

NARRATIVE

THE PROPERTY IS LOCATED AT 90 WESTWOOD DRIVE ON THE EASTERLY SIDE OF CEDAR LAKE. THE EASTERLY PORTION OF THE PROPERTY IS WITHIN A SPECIAL FLOOD AREA KNOWN AS ZONE AE WITH A FLOOD ELEVATION OF 575.1'. THE CONTOURS ON THE PROPERTY ARE BASED ON THE VERTICAL DATUM ON NAVD 88, GEOID 09, ESTABLISHED VIA GPS. NO WORK WILL BE DONE WITHIN THE SPECIAL FLOOD AREAS. DISTURBANCE OF THE SITE WILL BE LIMITED TO INSTALLATION OF FIVE HELICAL PILES OR 12" SONOTUBES.

A 14'X22' DECK WILL BE INSTALLED WITHIN THE 50' BUFFER. THE AREA IS PRESENTLY DISTURBED WITH A STONE PATIO WHICH WILL BE REMOVED.

A SOIL EROSION CONTROL BARRIER WILL DEPICT THE ACTUAL LIMIT OF WORK.

A SPECIAL PERMIT IS REQUIRED BECAUSE OF THE INCREASE IN INTENSITY COVERAGE CAUSED BY THE INSTALLATION OF THE NEW 14'X22' DECK. THE DECK WILL CONFORM TO ALL PROPER SETBACKS.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 19113 for additional information.

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 STEPHEN E. JONES
Address 90 WESTWOOD DRIVE
City STURBRIDGE State MA Zip Code 01566
Telephone No. 1-845-476-0985
Email Address _____

2. NAME OF APPLICANT/ AGENT LEONARD S. JALBERT
Address 54 MAIN STREET
City STURBRIDGE State MA Zip Code 01566
Telephone No. 1-508-347-5136
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: 90 WESTWOOD DRIVE

Lot(s): 15 PORTION OF 16 Plan: 893/82

Assessment Lot Number(s): 90

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

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)	SEWER	SEWER
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	SWALES

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 20.05 of the Zoning

Ordinance/Bylaw which authorizes ZBA

to permit CONSTRUCTION OF 14'X22'

Detailed explanation of request:

PROPOSED NEW 14'X22' DECK OVER AN EXISTING PATIO. SAID CONSTRUCTION
WAS APPROVED BY THE CONSERVATION COMMISSION ON 10/1/19.
THE DECK CONFORMS WITH ALL SET BACK REGULATIONS.

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:

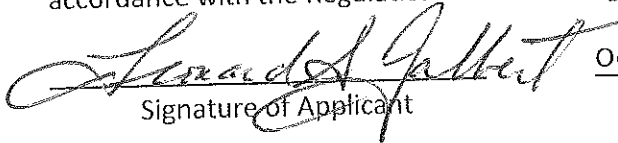
THE DECK WILL CONFORM TO ALL SETBACK REQUIRMENTS. THE CONSTRUCTION WILL BE ABOVE THE EXISTING PATIO AND CREATE NO ADDITIONAL COVERAGE. THE DECK WILL BE PERVIOUS AND WILL NOT CREATE ANY ADDITIONAL RUNOFF.

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

THE INSTALLATION OF THE DECK WILL NOT INCREASE THE NON CONFORMING NATURE OF THE STRUCTURE OTHER THAN INTENSITY. COVERAGE WILL BE INCREASED FROM 18.65% TO 26.05%. THE PURPOSE OF THE STRUCTURE IS BECAUSE OF ACCESS FOR THE HANDICAP.

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.

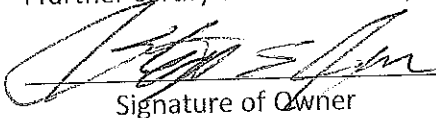
 October 7, 2019
Signature of Applicant Date

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 penalties of perjury, I am authorized to sign this application.

 10/10/2019
Signature of Owner Date

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

Name of Representative: Leonard S. Jalbert, P.E.

Address of Representative: 54 Main Street, Sturbridge, MA 01566

Telephone No.: 1-508-347-5136 or Cell 1-774-230-7570

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.

An application will not be considered complete and will not be accepted by the Zoning Board of Appeals 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.

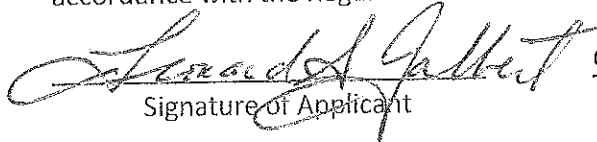
Applications should be submitted to:

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.

AUTHORIZATION (Must be signed by applicant)

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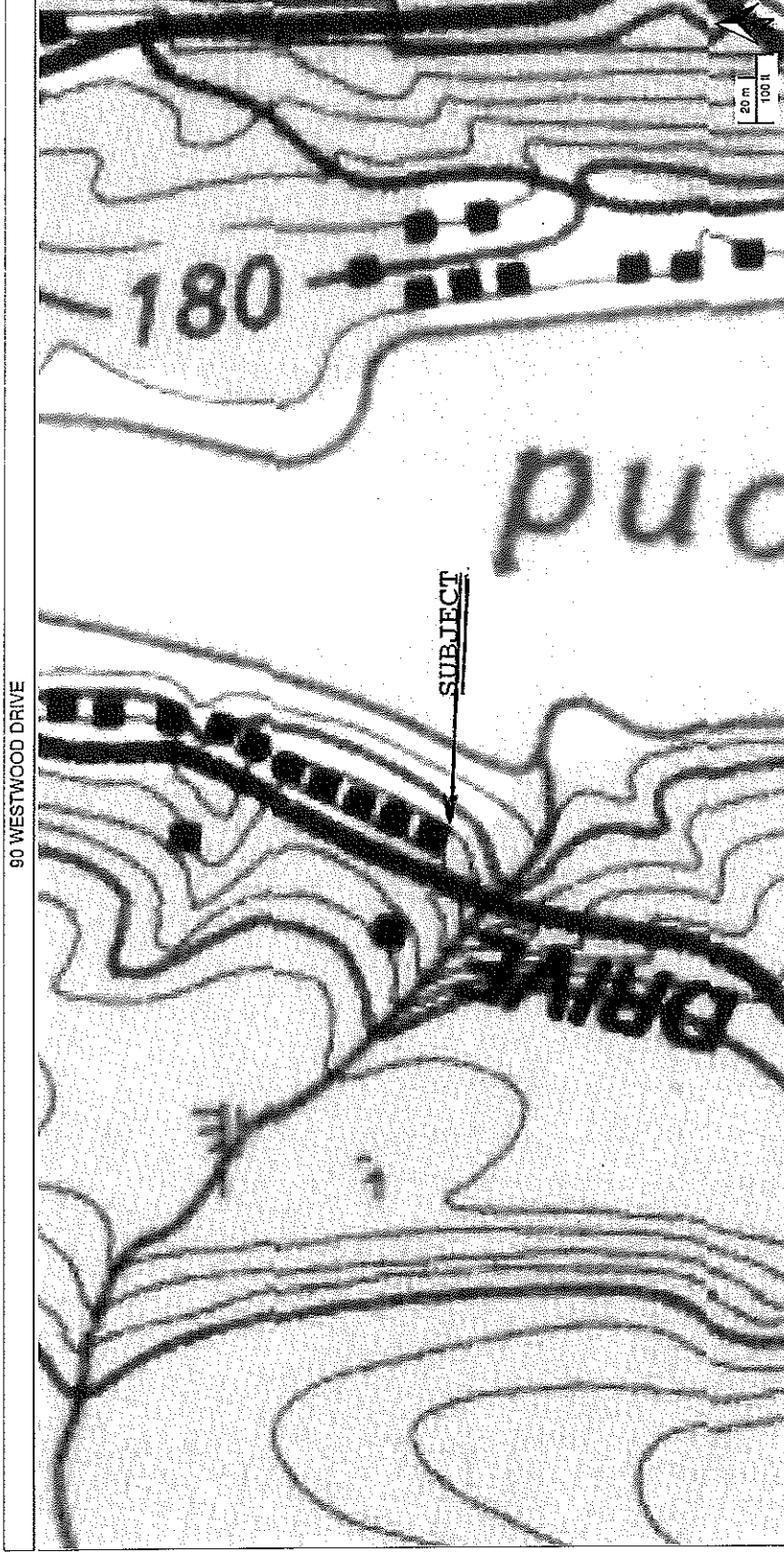
Name of Representative: Leonard S. Jalbert, P.E.

Address of Representative: 54 Main Street, Sturbridge, MA 01566

Telephone No.: 1-508-347-5136 or Cell 1-774-230-7570

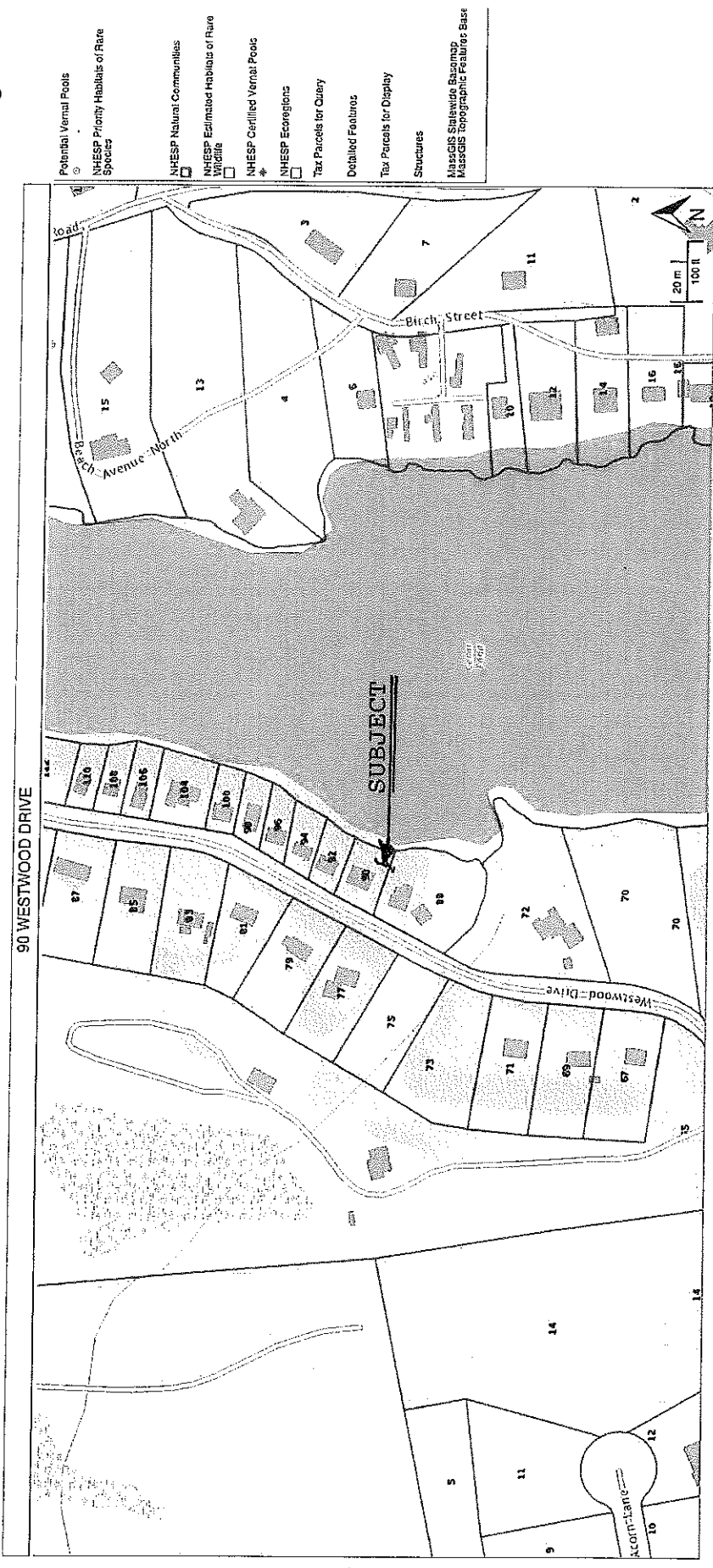
Relationship of representative to owner or applicant: Agent

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.



- USGS Topographic Maps
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures

MassGIS Statewide Basemap
MassGIS Topographic Features Base



National Flood Hazard Layer FIRMette



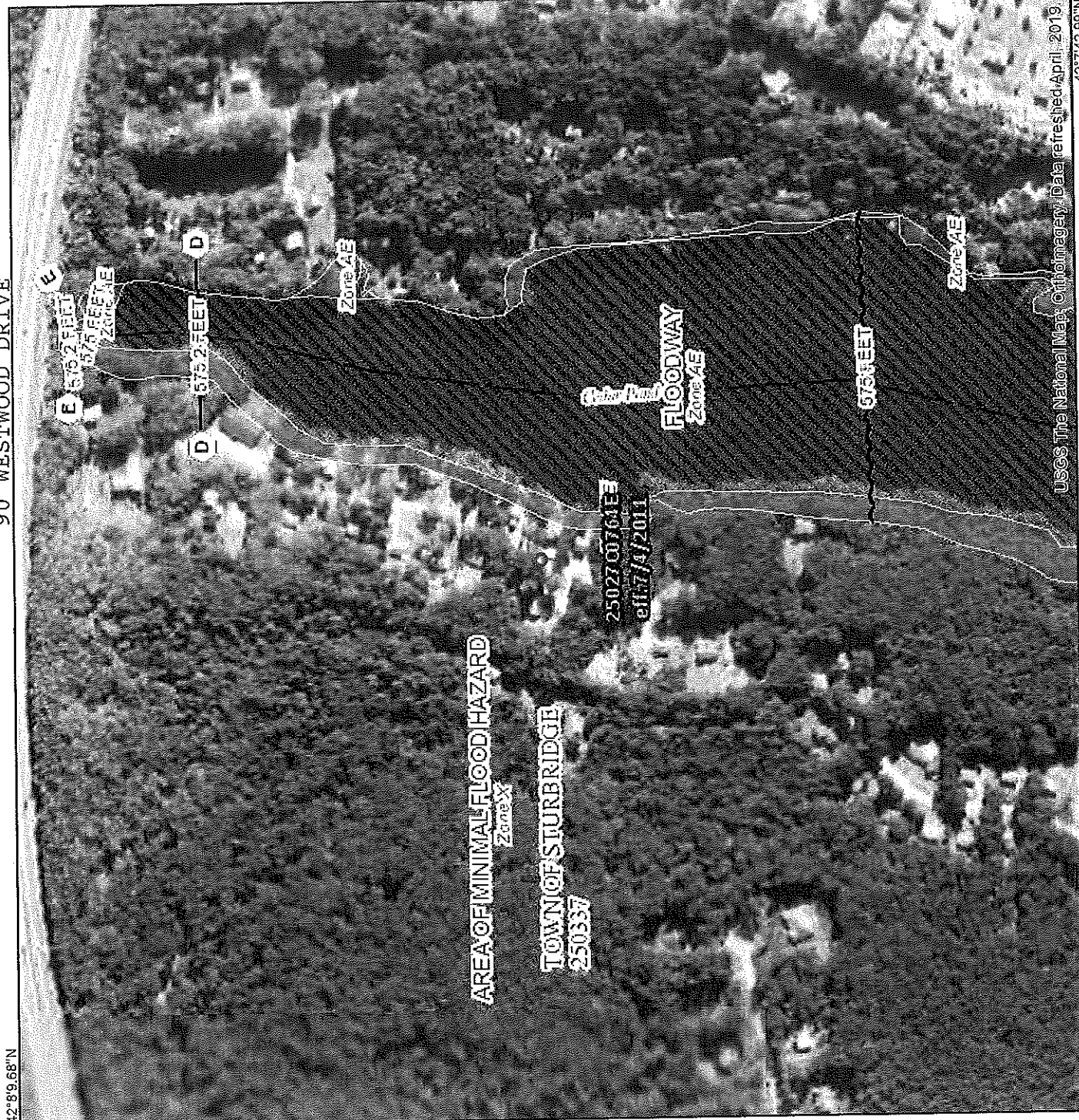
90 WESTWOOD DRIVE

42°59.68'N

72°45.48'W

Uses The National Map, Orthoimagery, Data refreshed April, 2019

1:6,000



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, A59
 - With BFE or Depth Zone AE, AO, AH, VE, AF
 - 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 D
 - 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 OF FLOOD HAZARD**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMIRs
 - Area of Undetermined Flood Hazard Zone C
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- GENERAL STRUCTURES**
- 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

- OTHER FEATURES**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

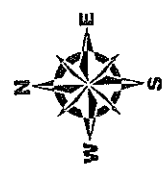
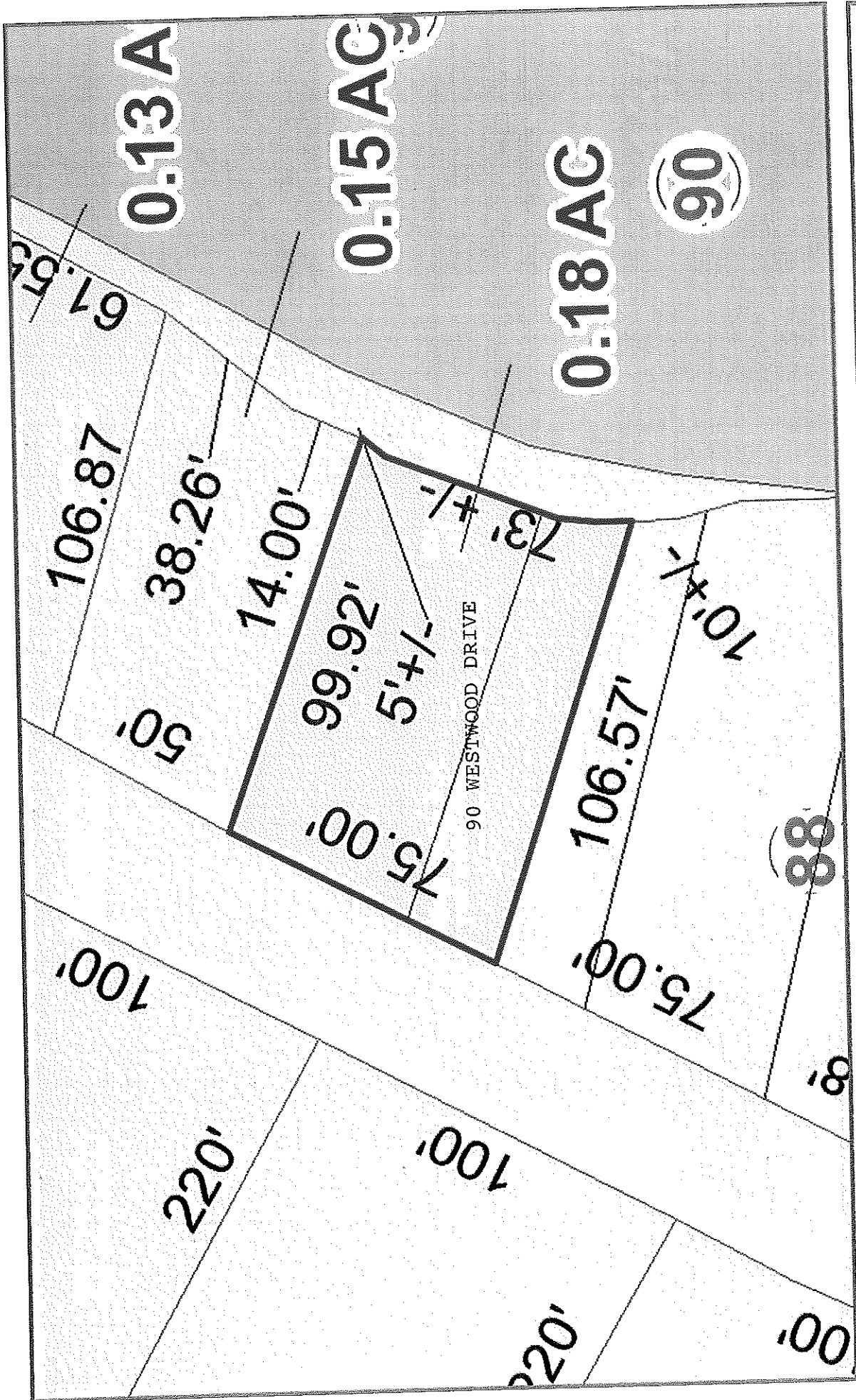
The plh displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

90 Westwood Drive

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 8/30/2019 at 10:44:09 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.



Property Map

1 inch = 49 feet

Data and scale shown on this map are provided for planning and informational purposes only. STURBRIDGE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

8/30/2019

90 WESTWOOD DRIVE

Location 90 WESTWOOD DRIVE

Mblu 678-/0 1651/- 090/ /

Acct# 678-01651-090

Owner JONES STEPHEN E

Assessment \$417,600

Appraisal \$417,600

PID 3966

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$262,200	\$155,400	\$417,600
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$262,200	\$155,400	\$417,600

Owner of Record

Owner JONES STEPHEN E

Sale Price \$510,000

Co-Owner

Certificate

Address 90 WESTWOOD DRIVE

Book & Page 56044/ 340

STURBRIDGE, MA 01566

Sale Date 09/28/2016

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JONES STEPHEN E	\$510,000		56044/ 340	00	09/28/2016
LALIBERTE TANIA C	\$100		47428/ 17	1F	05/28/2011
SLADDIN TANIA	\$1		28137/ 328	1A	11/19/2002
SLADDIN GEORGE A	\$0		05534/0232		07/09/1974

Building Information

Building 1 : Section 1

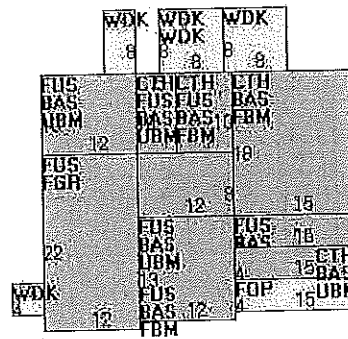
Year Built: 2003
 Living Area: 1,698
 Replacement Cost: \$297,520
 Building Percent Good: 87
 Replacement Cost Less Depreciation: \$258,800

Building Photo



(<http://images.vgsi.com/photos/SturbridgeMAPhotos/\01\02\10\78.jpg>)

Building Layout



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//Sketches>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	882	882
FUS	Upper Story, Finished	816	816
CTH	Cathedral ceiling	450	0
FBM	Basement, Finished	436	0
FGR	Frame Garage	264	0
FOP	Frame Porch	60	0

UBM	Basement, Unfinished	446	0
WDK	Deck, Wood	240	0
		3,594	1,698

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
GEN	WH GENERATOR	1 UNITS	\$2,600	1

Land

Land Use

Use Code 1013
Description SFR WATER R
Zone SR
Neighborhood 0500
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.18
Frontage 50
Depth
Assessed Value \$155,400
Appraised Value \$155,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WDK2	WOOD DECK-GOOD			256 SF	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$262,200	\$155,400	\$417,600
2018	\$255,700	\$147,900	\$403,600
2017	\$242,700	\$142,300	\$385,000
2016	\$211,100	\$138,000	\$349,100
2015	\$208,700	\$138,000	\$346,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$262,200	\$155,400	\$417,600
2018	\$255,700	\$147,900	\$403,600

2017	\$242,700	\$142,300	\$385,000
2016	\$211,100	\$138,000	\$349,100
2015	\$208,700	\$138,000	\$346,700

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Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 109943
Document Type	: DEED
Recorded Date	: September 28, 2016
Recorded Time	: 03:07:04 PM
Recorded Book and Page	: 56044 / 340
Number of Pages(including cover sheet)	: 3
Receipt Number	: 957990
Recording Fee (including excise)	: \$2,450.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/28/2016 03:07 PM
Ctrl# 159964 09264 Doc# 00109943
Fee: \$2,325.60 Cons: \$510,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property: Sturbridge, MA, 90 Westwood Drive,

Plan Book 893 Plan 82

Quitclaim Deed

Tania C.
I, Tania C. Sladdin (fka Laliberte), an unmarried individual

in consideration of \$510,000.00

grant(s) to Stephen E. Jones

of 90 Westwood Drive Sturbridge, MA 01566

with quitclaim covenants

The land with the buildings thereon in Sturbridge, Worcester County, Massachusetts situated on 90 Westwood Drive as described on Exhibit A attached hereto.


As per M.G.L. c 188 s 13, I, Tania C. Sladdin (fka Laliberte), the grantor herein, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) that no spouse, non-owner spouse, former spouse, or any other person resides at the property, and (ii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Executed as a sealed instrument this 28 day of Sept., 2016

Tania C Sladdin
Tania C. Sladdin

Commonwealth of Massachusetts
County of Worcester

On this 28 day of Sept, 2016, before me, the undersigned Notary Public, personally appeared Tania C. Sladdin and proved to me through satisfactory evidence of identification, which was [X] state issued driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily under the pains and penalties of perjury for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief.


Commission expires: 12/26/19

Property: Sturbridge, 90 Westwood Drive

EXHIBIT A

90 Westwood Drive, Sturbridge, MA

The land with buildings thereon situated on the easterly side of Westwood Drive, Sturbridge, MA. As shown on a plan of land entitled "Plan of properties owned by Bichop J. and Linda L. Nawrot and Tania C. Laliberte, Westwood Dr., Sturbridge, MA" dated March 2, 2002, Winslow M. Spofford, PLS, said plan being recorded in the Worcester District Registry of Deeds at Plan Book 893 Plan 82 bounded and described as follows:

Beginning at the Northwest corner of the parcel herein described in an iron pins set on the southerly line of Westwood Drive;

Thence North $42^{\circ} 34' 00''$ East 75.00 feet to a point;

Thence South $54^{\circ} 26' 00''$ East 99.92 feet to a point;

Thence along that same course 5+/- feet to the northwesterly side of Cedar Lake;

Thence southwesterly approximately 73 +/- feet along the northwesterly side of Cedar Lake to a point (tie line per plan South $37^{\circ} 36' 00''$ West 71.48 feet);

Thence North $56^{\circ} 02' 54''$ West 10+/- feet to an iron pin;

Thence North $56^{\circ} 02' 54''$ West 106.57 feet along land now or formerly of Nawrot to the point of beginning.

Containing an Area of 7,815 sq. ft. +/-

Together with a right-of-way over said Westwood Drive, 40 feet in width for all the purposes for which a public street may be used; From Cedar Street, northeasterly and northerly to the premises.

Meaning and intending to convey the same premises conveyed to Tania C. Laliberte by deed dated May 25, 2011 and recorded with the Worcester District Registry of Deeds at Book 47428 Page 17 (see also deed at Book 28137 Page 328).

Subject to restrictions of record, is still in force, without reimposing the same.

See boundary line agreement dated July 13, 2012 recorded in Book 49572 Page 345.

ATTEST: WORC Anthony J. Vigliotti, Register

WORCESTER DISTRICT REGISTERED
 OF DEEDS, WORCESTER, MA
 PLAN BOOK 873 PLAN 82
 Received April 13, 2012
 Sheet 1 of 1
 With Doc. # _____ PAGE _____
 in BOOK # 873 PAGE 80
 Fee \$75.00
 ATTEST: *[Signature]*

STURBRIDGE ZONING
 ZONE: SUBURBAN RESIDENTIAL
 AREA: 32,670 s.f. (3/4 A.C.)
 FRONTAGE: 125'
 FRONT YARD: 30'
 SIDE YARD: 15'
 REAR YARD: 15'

THE PURPOSE OF THIS PLAN IS TO DEFINE A COMMON DIVIDING LINE BETWEEN LAND OF BICHOPI & LINDA L. NAVROT AND LAND OF TANIA C. LAIBERTE TO RESOLVE AN OVERLAP IN THE CURRENT LEGAL DESCRIPTIONS AND TO COMBINE BOTH PROPERTIES OWNED BY BICHOPI & LINDA L. NAVROT INTO ONE CONTIGUOUS LOT WITH A COMBINED AREA OF 24,400 S.F. MORE OR LESS.

THE DRAINAGE EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE TOWN OF STURBRIDGE.

THERE ARE NO SLOPES IN EXCESS OF 8% WHICH WOULD LIMIT ACCESS TO THE PROPERTIES SHOWN. ACCESS TO #88 & #90 ALREADY EXISTS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

NO DETERMINATION OF COMPLIANCE WITH CURRENT ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. PLANNING BOARD OF STURBRIDGE
 DATE: 4/10/12

[Signature]
 CLERK

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



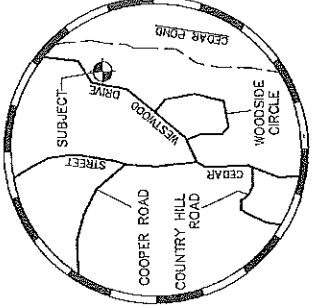
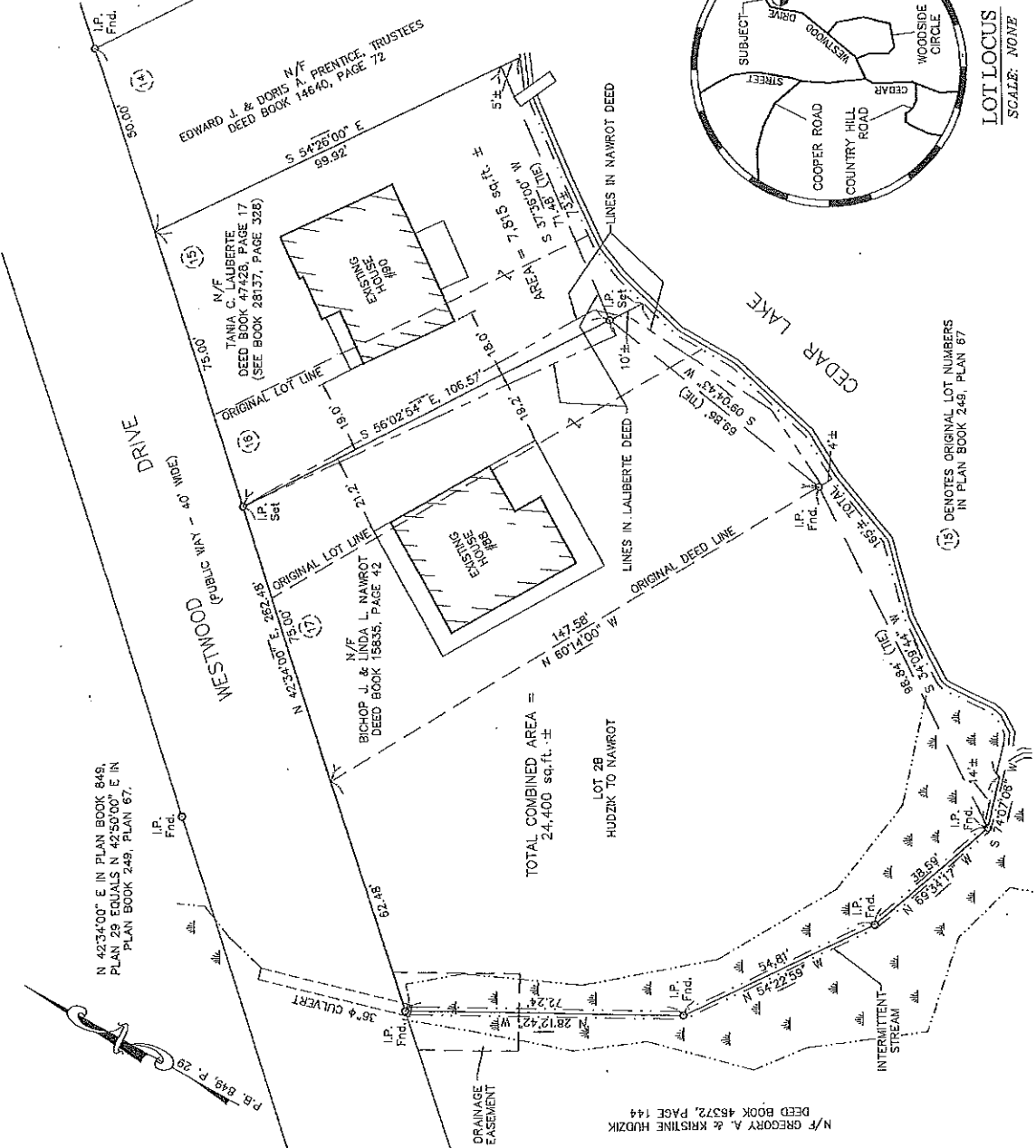
[Signature]
 WINSLOW M. SIGAFFO, P.L.S.
 DATE: 3-25-12

PLAN OF PROPERTIES OWNED BY
 BICHOPI & LINDA L. NAVROT (#88)
 AND TANIA C. LAIBERTE (#90)
 WESTWOOD DRIVE, STURBRIDGE, MA
 SCALE: 1" = 20'
 MARCH 2, 2012

PLAN DATE: 03/02/12
 DWS NUMBER 12038



(IN FEET)



LOT LOCUS
 SCALE: NONE

(15) DENOTES ORIGINAL LOT NUMBERS IN PLAN BOOK 249, PLAN 67

JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (978) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (978) 347-7982



ORIGINAL		REVISIONS	
DATE	BY	REVISION DATE	DESCRIPTION
03/02/12	SMB		
	LSJ		
	WAS		
	MLJ		

N/F GREGORY A. & KRISTINE HUDZIK
 DEED BOOK 48372, PAGE 144

N 42°34'00" E IN PLAN BOOK 849,
 PLAN 28 EQUALS N 42°30'00" E IN
 PLAN BOOK 249, PLAN 67.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: ZONING BOARD OF APPEALS
CONSERVATION COMMISSION

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

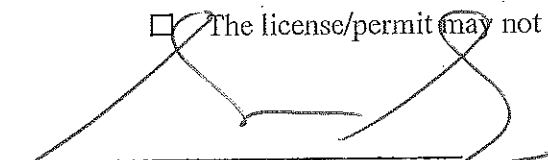
Property Owner: Stephen E. Jones

Property Location: 90 Westwood Drive

Please be advised that all taxes:


The license/permit may be released.

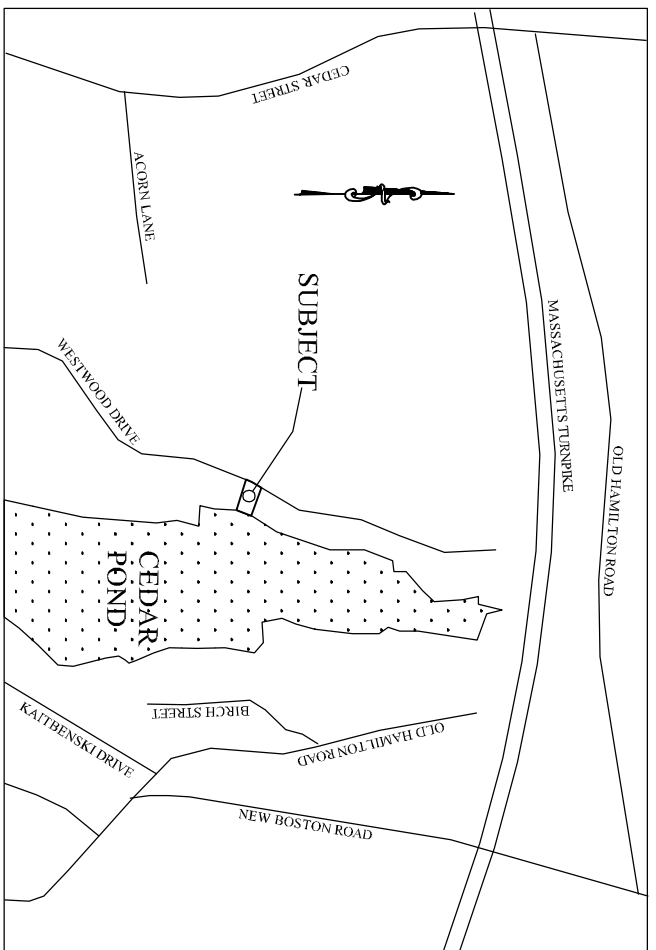
The license/permit may not be released.



Finance Director

8.30.19
Date

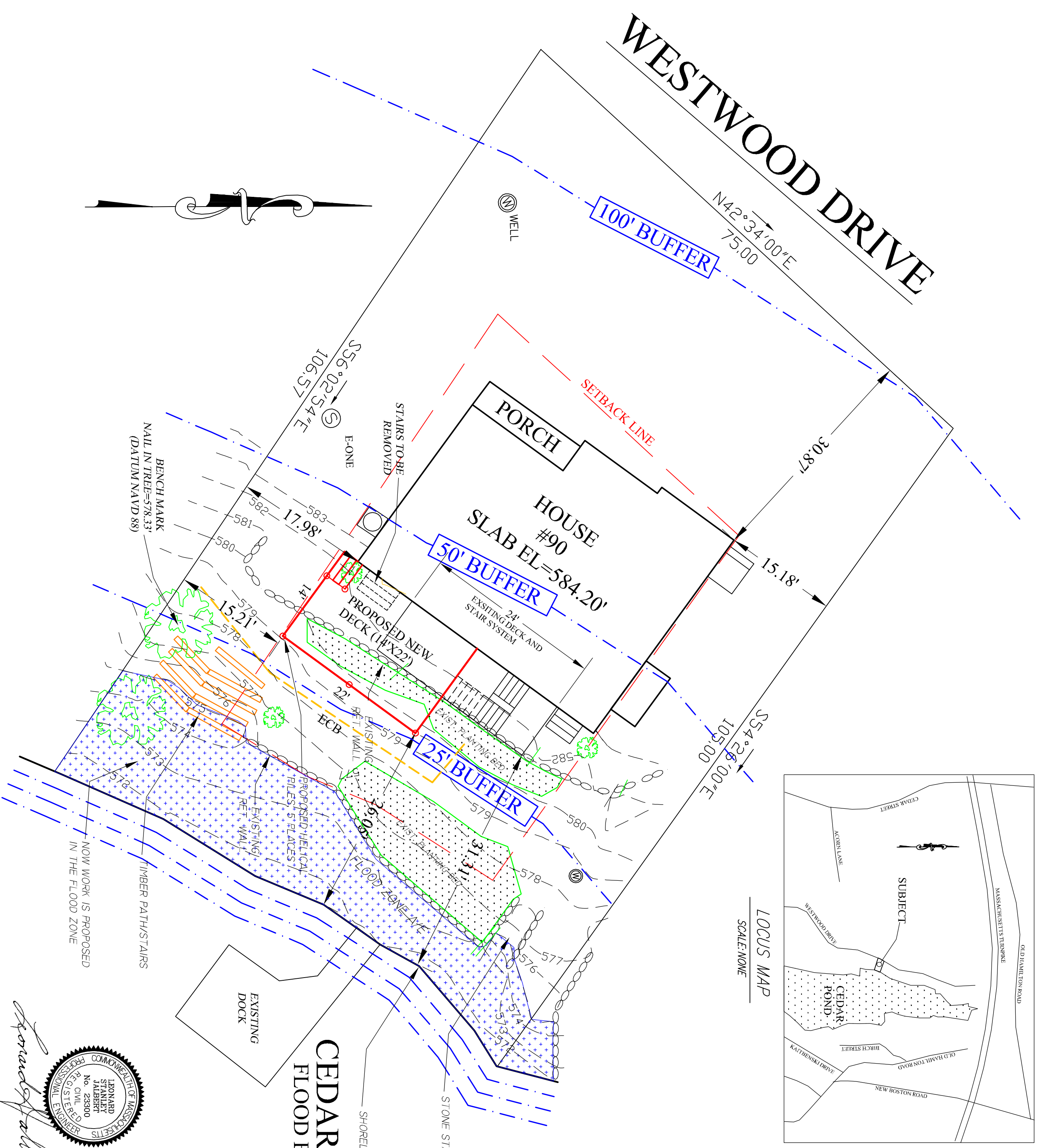
Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
678-01651-079	ALEBROOK ADAM	79 WESTWOOD DRIVE	STURBRIDGE	MA	01566	79 WESTWOOD DRIVE
678-01651-071	COMMANS GREGORY W	71 WESTWOOD DRIVE	STURBRIDGE	MA	01566	71 WESTWOOD DRIVE
678-01651-104	HENNIGAN STEVEN P	104 WESTWOOD DRIVE	STURBRIDGE	MA	01566	104 WESTWOOD DRIVE
678-01651-085	DEGRAIDE DONNA J	85 WESTWOOD DRIVE	STURBRIDGE	MA	01566	85 WESTWOOD DRIVE
678-01651-077	GOSSELIN MARK	77 WESTWOOD DRIVE	STURBRIDGE	MA	01566	77 WESTWOOD DRIVE
678-02111-072	LEMANSKY RICHARD J JR	72 WESTWOOD DRIVE	STURBRIDGE	MA	01566	72 WESTWOOD DRIVE
678-02111-065	HUSSEY ALAN E	65 WESTWOOD DRIVE	STURBRIDGE	MA	01566	65 WESTWOOD DRIVE
678-01651-073	LANCOTOT PHILIP	819 DENNISON DRIVE	SOUTHBRIDGE	MA	01550	73 WESTWOOD DRIVE
678-01651-098	MAGHINI THOMAS M	152 BEMIS STREET	TERRYVILLE	CT	06786	98 WESTWOOD DRIVE
678-01651-096	MINARDI JOSEPH P	96 WESTWOOD DRIVE	STURBRIDGE	MA	01566	96 WESTWOOD DRIVE
678-01651-088	NAWROT BICHOP J	16 SEMINOLE WAY	BLOOMFIELD	CT	06002	88 WESTWOOD DRIVE
678-01651-100	O'CONNELL FRANCES	PO BOX 362	FISKDALE	MA	01518	100 WESTWOOD DRIVE
678-01651-081	OLESKI JOHN A	81 WESTWOOD DRIVE	STURBRIDGE	MA	01566	81 WESTWOOD DRIVE
678-01651-075	OSTIGUY CHRISTINA JANET	25 JUNIPER DRIVE	SPRINGFIELD	MA	01119	75 WESTWOOD DRIVE
678-01651-092	PRENTICE EDWARD	110 CAMPFIELD ROAD	MANCHESTER	CT	06040	92 WESTWOOD DRIVE
678-01651-094	QUINN TIMOTHY J	P.O. BOX 813	STURBRIDGE	MA	01566	94 WESTWOOD DRIVE
678-01651-083	RIEDER JOSEPH C	83 WESTWOOD DRIVE	STURBRIDGE	MA	01566	83 WESTWOOD DRIVE
678-02111-070	WAGES JOSHUA D	64 KINNICUTT ROAD	WORCESTER	MA	01602	70 WESTWOOD DRIVE
	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: 90 WESTWOOD DRIVE						
Certified Copy						
Assessor:						



STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.18 ACRE	AREA: 0.18 ACRE
FRONTAGE: 125'	FRONTAGE: 75'	FRONTAGE: 75'
FRONT YARD: 30'	FRONT YARD: 30.87'	FRONT YARD: 30.87'
SIDE YARD: 15'	SIDE YARD: 17.98/15.18'	SIDE YARD: 15.21/15.18'
REAR YARD: 15'	REAR YARD: 31.31'	REAR YARD: 26.05'
%COVERAGE: 15	%COVERAGE: 18.85	%COVERAGE: 21.68

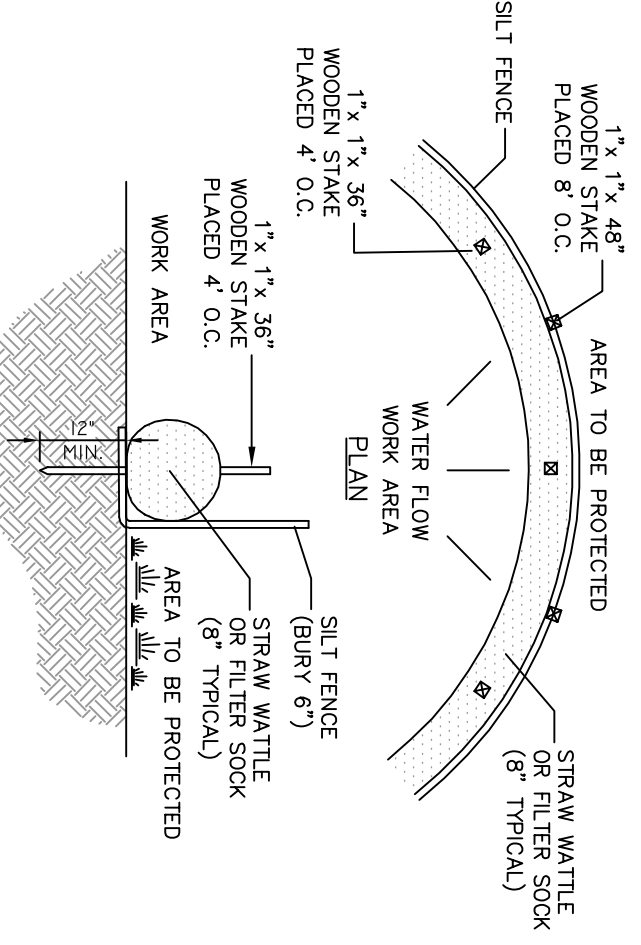
SITE IS SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS	1236 S.F.
HOUSE & PORCH	192 S.F.
DECK	50 S.F.
STAIRS	50 S.F.
TOTAL: 1,478 S.F.	
1478 (100) = 18.85%	
7,841	
PROPOSED LOT COVERAGE COMPUTATIONS	
HOUSE & PORCH	1236 S.F.
DECK	192 S.F.
STAIRS	50 S.F.
NEW DECK AREA	222 S.F.
TOTAL: 1,700 S.F.	
1,700 (100) = 21.68%	
7,841	

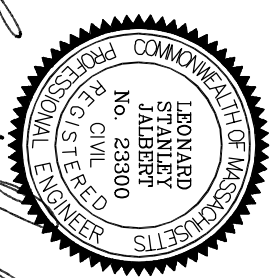


**CEDAR LAKE
FLOOD EL=575.1'**

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



- LEGEND**
- = EROSION CONTROL BARRIER (ECB)
 - = EXISTING TREES/SHRUBS



Leonard Stanley

MAP 16 PARCEL 90
DEP FILE# CE 300-1044

ORIGINAL		REVISIONS	
DATE	BY	REV.	DESCRIPTION
8/29/19	AMT	1	ADD DEP NUMBER
	LSJ		
	LSJ		
	MLJ		

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

PROPOSED SITE PLAN FOR
STEPHEN E. JONES
90 WESTWOOD DRIVE
STURBRIDGE, MASSACHUSETTS

PLAN DATE: 8/29/19
DWG NUMBER: **19113**
REV. 1