



Town of Sturbridge

Zoning Board of Appeals
301 Main Street
Sturbridge, MA 01566

REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLING

Revised 6-2022

Date: 9-7-23

Fee: \$25.00 Check #: 1023

Applicant: Jason Duquette

Mailing Address: 139 Walker Pond Rd

Phone #: 508 579 3865 Email Address: Jason.Duquette@Gmail.com

Lic. Professional/Agent: Bryan Devitt

Mailing Address: 82 Larned Rd Oxford MA 01540

Phone #: 508 320 5318 Email Address: Bryan.Devitt@yahoo.com

Property Address: 139 Walker Pond Rd

Property Owner: Jason Duquette

Mailing Address: _____

Phone #: _____ Email Address: _____

Assessors Map # 1254 Parcel # 141 Zoning Dist. _____

Deed Reference: _____ Purchase Date: _____

For Planning Department Use Only:





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1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	43560	40986	40986
Minimum Frontage	200	131.38	131.38
Maximum % of Lot Coverage	15	4	7
Minimum Front Setback	30	199.8	95.3
Minimum Side Setback	20	38.6 31.6	38.6 31.6
Minimum Rear Setback	20	70	70
Maximum Mean Height Allowed	35		24
Maximum # of Stories		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)	septic	septic
Type of storm drainage (i.e. sewers, ditches, swales or other means)		

2. Is this property presently compliant with Title V?

Yes

No



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3. Describe the current usage of this lot:

Residential - single family dwelling

4. Describe the character of the abutting properties, neighborhood and zoning district:

Rural residential

5. 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:

building detached 2 story garage in front of existing dwelling. New building to be 28x40 with 23x40 concrete driveway to connect to existing driveway.

6. 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.



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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.



Signature of Owner



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 required a

_____ Special Permit and/or

_____ Variance from the Zoning Board of Appeals

Zoning Board Chairman

Date