



# 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: 3/21/23

Fee: \$25.00 Check #: 473

Applicant: Gerald V. Farinella

Mailing Address: 221 Fiske Hill Rd.

Phone #: 508-341-1340 Email Address: JFarinella71@gmail.com

Lic. Professional/Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Address: 221 Fiske Hill Road

Property Owner: Suzanne & Gerald Farinella

Mailing Address: 221 Fiske Hill Rd.

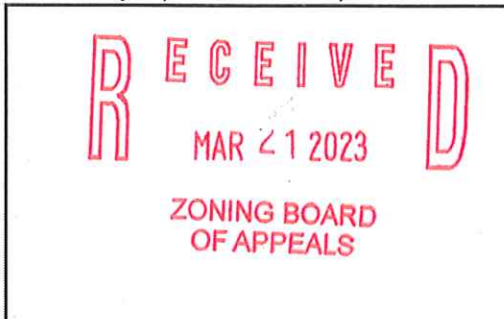
Phone #: 508-341-1340 Email Address: JFarinella71@gmail.com

Assessors Map # 280-02254.21 Parcel # \_\_\_\_\_ Zoning Dist. RR

Deed Reference: Book 66999 Purchase Date: 2013

Pg. 57

For Planning Department Use Only:





# Town of Sturbridge

Zoning Board of Appeals  
 301 Main Street  
 Sturbridge, MA 01566

1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	1 Acre	.94 Acre	.94 Acre
Minimum Frontage	150'	167.49'	167.49'
Maximum % Lot Coverage	15%	6.45%	7.72%
Minimum Front Setback	30'	82'	74'
Minimum Side Setback	20'	L 46' R 72'	L 46' R 56'
Minimum Rear Setback	20'	60'	53'
Maximum Mean Height Allowed	35'	15'-10"	15'-10"
Maximum # of Stories	2	1	N/A

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private	Private
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Private	Private
Type of storm drainage (i.e. sewers, ditches, swales or other means)	N/A	N/A

2. Is this property presently compliant with Title V?

Yes

No



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

3. Describe the current usage of this lot:

Single family home residential

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

Homes in area are all similar.  
Single family, ~~with~~ Lot and house  
are all ~~sized~~ 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:

16'x24' Main Bedroom addition w/ full basement.  
Re-purpose existing bedroom to main bedroom bath.  
Increase square footage to Great Room +/- minus 1385 sq ft.  
Frost wall foundation under expansion.

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.



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

**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.

*[Handwritten Signature]*

Signature of Owner

3/21/23

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

