

# SPECIAL PERMIT APPLICATION

PREPARED FOR:

STEVEN M. & MEAGAN E. TARDANICO

FOR PROPERTY LOCATED ON:

290 CLARKE ROAD EXTENSION

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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# NARRATIVE

THE APPLICANT IS PROPOSING TO RAISE THE FLOOR OF THE EXISTING PORCH TO BE EVEN WITH THE EXISTING HOUSE FLOOR. THE EXISTING STAIRS ON THE PATIO WILL BE INSTALLED TO MATCH THE EXISTING GRADES. NEW SONOTUBES ARE TO BE INSTALLED TO SUPPORT THE EXISTING ROOF OF THE PORCH.

A SECOND STORY FOR A ACCESSORY UNIT WILL BE ADDED ON THE EXISTING GARAGE. AN ACCESS WILL BE ADDED FOR THE SECOND FLOOR EGRESS IN THE REAR OF THE BUILDING. THIS ACCESS IS NECESSARY AS PER STATE CODE.

SITE WORK WILL REQUIRE CONNECTING THE WELL AND SEWER SYSTEMS TO THE NEW ADDITION AS SHOWN ON THE SITE PLAN. THE WALKWAY TO THE HOUSE WILL BE REPAIRED AND THE WALKWAY FOR THE GARAGE WILL BE ADDED TO THE SITE.

THE PARCEL IS PRESENTLY FULLY DEVELOPED AND THE ADDITIONAL COVERAGE IS NECESSARY DUE TO ACCESS ON THE SECOND FLOOR OF THE GARAGE. A HEARING FOR A SPECIAL PERMIT WILL BE HELD BY THE ZONING BOARD OF APPEALS AFTER APPROVAL OF THE SITE BY THE STURBRIDGE CONSERVATION COMMISSION.

ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. AN EROSION CONTROL BARRIER WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND WILL DEPICT THE LIMIT OF WORK ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21150 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 STEVEN M. & MEAGHAN E. TARDANICO  
Address 290 CLARKE ROAD EXTENSION  
City STURBRIDGE State MA Zip Code 01518  
Telephone No. 508-479-0415  
Email Address: \_\_\_\_\_
  
2. NAME OF APPLICANT/ AGENT JALBERT ENGINEERING, INC.  
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: 290 CLARKE ROAD EXTENSION

Lot(s): 290 Plan: 62677/110

Assessment Lot Number(s): 216-01447-290

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)	PRIVATE	N/C
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUNICIPAL	N/C
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SHEET FLOW	N/C

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 15-300-15.2 of the Zoning Ordinance/Bylaw which authorizes ZONING BOARD OF APPEALS to permit TO BUILD AN ACCESSORY UNIT ABOVE EXISTING GARAGE.

Detailed explanation of request:

ACCESSORY UNIT WILL BE BUILT UNDER ARTICLE 11 SECTION 15.2  
SEE ENCLOSED UNIT PLANS DATED 2/2/22 BY A. NORMANDIN DESIGN ARCHITECT



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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 ACCESSORY UNIT WILL BE CONSTRUCTED ABOVE THE EXISTING GARAGE WITHIN THE EXISTING FOUNDATION. THE SETBACKS ON THE SIDELINES WILL BE HELD. AN ACCESS IN THE REAR OF THE GARAGE WILL BE CONSTRUCTED AS PER STATE CODE TO ALLOW FOR TWO MEANS OF EGRESS. THE UNIT WILL BE SERVICED BY A PRIVATE WELL AND MUNICIPAL SEWER THAT IS ON THE LOT.

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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 FROM THE STURBRIDGE CONSERVATION COMMISSION. ALL WORK ON THE SITE WILL BE CONDUCTED WITHIN THE EXISTING STRUCTURES AND THE WATER AND SEWER IS PRESENTLY INSTALLED. NEW LATERALS WILL BE REQUIRED FOR THE WATER AND SEWER SERVICE TO THE ACCESSORY UNIT.

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**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.

  
Signature of Applicant

March 16, 2022  
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.

  
Signature of Owner

3-16-22  
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 ST STURBRIDGE, MA

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.