



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: 10-3-2023 Fee: \$25.00 Check #: 1975

Applicant: WILLIAM MCGEE

Mailing Address: 35 WELLS PARK ROAD

Phone #: 413 575 7539 Email Address: BILLTMCREE@GMAIL.COM

Lic. Professional/Agent: THOMAS D. SILVA

Mailing Address: 9 BRADLIND AVE. WILBRAHAM, MA. 01095

Phone #: 413-246-2965 (CELL) Email Address: TOM@TRIPLESICO.COM

Property Address: 35 WELLS PARK ROAD

Property Owner: WILLIAM MCGEE

Mailing Address: 35 WELLS PARK ROAD

Phone #: 413-575-7539 Email Address: BILLTMCREE@GMAIL.COM

Assessors Map # 675-01734 Parcel # 035 Zoning Dist. RR

Deed Reference: 12953/0370 Purchase Date: 8/20/1990

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 | 1 | .99 ACRE | SAME |
| Minimum Frontage | 150 | 0 | ↓ |
| Maximum % Lot Coverage | 15% | 18% | |
| Minimum Front Setback | 30' | 68'8" + - | |
| Minimum Side Setback | 20' | 41'8" + - 43'3" + - | |
| Minimum Rear Setback | 20' | 104'3" + - | |
| Maximum Mean Height Allowed | 35' | 30' | |
| Maximum # of Stories | 2 | 2 | |

| Services available to the subject property: | Existing | Proposed |
|--|----------------|----------|
| Type of water services (i.e. municipal water or private well) | PRIVATE WELL | SAME |
| Type of sewage disposal (i.e. municipal sewage disposal or private septic system) | PRIVATE SEPTIC | SAME |
| Type of storm drainage (i.e. sewers, ditches, swales or other means) | NONE | SAME |

2. Is this property presently compliant with Title V?

Yes

No



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3. Describe the current usage of this lot:

SINGLE FAMILY HOME WITH A 3 CAR
GARAGE

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

SINGLE FAMILY HOMES IN A RESIDENTIAL
NEIGHBORHOOD ON NON-CONFORMING LOTS
SINCE ZONING WAS CHANGED

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:

8' x 24' ROOF COVERING OUTSIDE COOKING AREA
ATTACHED TO THE GARAGE. BRICK PAVER PATIO
WILL ALSO BE INSTALLED

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.

W. M. Gue

Signature of Owner

10/3/23

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