

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: 6-28-23

Fee: \$25.00 Check #: 304

Applicant: Liam FERGUSON

Mailing Address: 520 LEADMINE RD STURBRIDGE, MA

Phone #: 774-245-6623 Email Address: Liam@reconoutfitters.com

Lic. Professional/Agent: N/A

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: 51 BENNETT'S

Property Owner: Liam FERGUSON

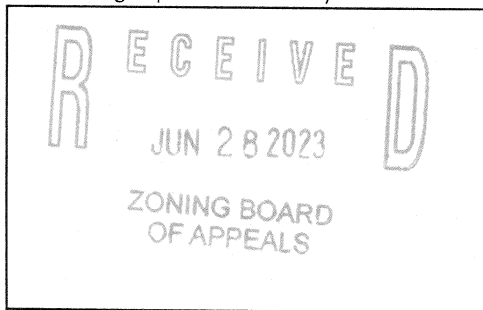
Mailing Address: 520 LEADMINE RD STURBRIDGE MA 01566

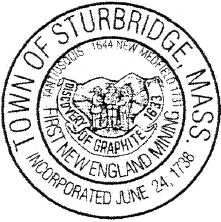
Phone #: 774-2456623 Email Address: Liam@reconoutfitters.com

Assessors Map # 145-04415-051 Parcel # 51 Zoning Dist. RURAL/RES.

Deed Reference: 66348/82 1 Purchase Date: 11/22

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	13,878 SF	" "
Minimum Frontage	150'	0'	" "
Maximum % Lot Coverage	15%	N/A	" "
Minimum Front Setback	30'	12.5'	" "
Minimum Side Setback	20'	12.5' 25'	" "
Minimum Rear Setback	20'	34.1'	" "
* Maximum Mean Height Allowed	35'	22'	28-35
Maximum # of Stories	2 STORIES	2 STORIES	" "

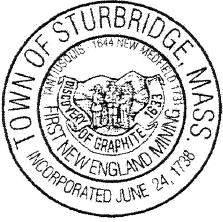
Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	WELL	WELL
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	TIGHT TANK	TIGHT TANK
Type of storm drainage (i.e. sewers, ditches, swales or other means)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

OR
 ROOF RUN OFF
 CAPTURE
 FOR INFILTRATION

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 *ef*

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

SINGLE FAMILY HOMES, COTTAGES, RURAL.
SMALL LOTS ALONG POND, SIMILAR TO
LARGER DWELLINGS. *ef*

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:

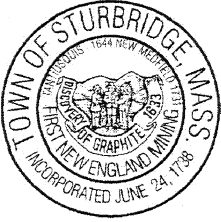
DEMO EXISTING DETERIORATED 2x4 ROOF, RAISE
KNEEWALLS TO 8', RE-CONSTRUCT WALLS, ROOF UPDATING
STRUCTURAL INTEGRITY MAXIMIZING HEAD SPACE
AND BRINGING UP TO CODE. EXTEND LIFESPAN
OF DWELLING. *ef*

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. *EMAILED 6.28.23 ef*

A current abutter's list, available from the Town Assessor's Office.

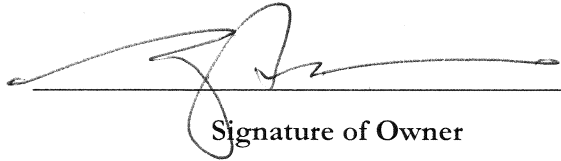
*SPOKE w/ ANNE MURPHY. SHE RELAYED SHE WOULD
DROP IN JEAN'S MAIL BOX AT T.H. 6.28.23 ef*



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.



Signature of Owner

6.28.23

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