

R E C E I V E D
MAR 20 2023

ZONING BOARD
OF APPEALS

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 JDB One I Trust
Address 66 Mt. Dan Road
City Fiskdale State MA Zip Code 01518
Telephone No. 508-277-2821
Email Address jeff@citymoves.net

2. NAME OF APPLICANT/ AGENT Jeff & Martha Buchanan
Address 66 Mt. Dan Road
City Fiskdale State MA Zip Code 01518
Telephone No. 508-277-2821
Email Address jeff@citymoves.net

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: 68 Paradise Lane
 Lot(s): 44 Plan: PB 58 PL 34
 Assessment Lot Number(s): 505-09E42-068

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 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)	Well	Well
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Municipal	Municipal
Type of storm drainage (i.e. sewers, ditches, swales or other means)	None	Swale and Catch Basin

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 300-15.2 of the Zoning Ordinance/Bylaw which authorizes Zoning Board of Appeals to permit change to a structure on a pre-existing nonconforming lot.

Detailed explanation of request:

The property is an existing nonconforming lot within the suburban residential zoning district. The property is located on the shore of Big Alum Pond. The lot is trapezoidal in shape and in located between two wetlands as well as Big Alum Pond, limiting the developable area of the property. The applicant wishes
raze and rebuild a single family home at the site. The structure envelope is proposed to be

increased as the existing structure is approximately 700 s.f. To improve setbacks to Big Alum Pond, the applicant proposes to change and relocate the building footprint and move the structure closer to Paradise Lane (a private way) and encroach upon the front setback from 30' to 15'.

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 existing and proposed use at the site is for a single family home, which is an allowed use within the suburban residential zoning district, and is in harmony with the use of the neighborhood.

The proposed relocation of the structure will increase the setback to Big Alum Pond. The property is located at the end of Paradise Lane. The proposed front of the structure will be nearly even with the front of the abutting house, but due to a angle point in the front property line, the front setback won't be met.

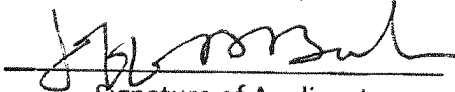
The proposal will also provide for improved stormwater management for runoff from Paradise Lane.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

The proposed house will meet all other zoning requirements and setbacks other than the front setback and maintaining the existing structure footprint. Lot coverage, impervious area, side and rear setbacks will all be met. The proposed location of the house will also improve the setbacks to Big Alum Pond providing for more compliance in relation to the Town of Sturbridge Wetlands Bylaw. The proposal will also provide for improved stormwater management for runoff from Paradise Lane.

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

3/16/23
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

3/16/23
Date

If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: Peter Engle, PE - McClure Engineering Inc.

Address of Representative: 119 Worcester Road, Charlton, MA 01507

Telephone No.: 508-248-2005

Relationship of representative to owner or applicant: Engineer

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.