

# DETERMINATION

PREPARED FOR:

PAUL H. & SUZANNE T. JOHNSON

FOR PROPERTY LOCATED ON:

73 PARADISE LANE

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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# NARRATIVE

THE APPLICANT IS PROPOSING TO REPLACE THE EXISTING STRUCTURE WITH AN ENERGY SAVING AND IMPROVED STRUCTURE THAT WILL HAVE A FULL FOUNDATION BASEMENT WITH A SINGLE STALL GARAGE IN THE BASEMENT. THE NEW HOME WILL BE LOCATED IN THE CENTER OF LOT WITH A DRIVEWAY ACCESS TO THE HOUSE.

THE EXISTING HOUSE IS NON-CONFORMING AS THE HOUSE VIOLATES THE EASTERLY SIDE SETBACK LIMIT LINE. THE NEW HOUSE WILL HAVE ALL SETBACKS THAT CONFORM TO ZONING.

THE LOT FRONTAGE AND AREA ARE IN VIOLATION AND ARE CONFORMING WITH CHAPTER 40A. A DETERMINATION WILL BE REQUIRED BY THE ZONING BOARD OF APPEALS.

SPECIAL MEASURES HAVE BEEN TAKEN TO PROTECT THE INTEREST OF THE TOWN WETLAND BYLAWS. ALL DEMO MATERIALS WILL BE LOADED DIRECTLY INTO A TRUCK AND REMOVED FROM THE SITE. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. NEW CULTECT RECHARGERS WILL BE INSTALLED FOR THE DRIVEWAY DRAINAGE. THE HOUSE DRAINAGE WILL BE CONNECTED TO A DRAINAGE SWALE AROUND THE FOUNDATION. STRAW WADDLES AND SILT FENCE WILL BE USED TO DEPICT THE LIMIT OF WORK ON THE SITE.

SITE CONDITIONS ALLOW FOR INSTALLATION OF A PRIVATE WELL AND TOWN SEWER. THREE TREES WILL BE REMOVED BECAUSE OF THE BUILDING RELOCATION. THREE INDIGENOUS TREES WILL BE PLANTED ALONG WITH ORNAMENTAL PLANTINGS.

THE ONLY GRADE CHANGES ON THE SITE WILL BE THE INSTALLATION OF THE DRIVEWAY TO THE NEW HOME. THE DRIVEWAY WILL BE PAVED AND NEW DRAINAGE WILL BE INSTALLED.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 23003



# 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: 5/10/23 Fee: \$25.00 Check #: \_\_\_\_\_

Applicant: PAUL H. & SUZANNE T. JOHNSON

Mailing Address: 27 THROWBRIDGE LANE SHREWSBURY MA 01545

Phone #: 508-981-5332 Email Address: TEAMJOHNSON4@ICLOUD.COM

Lic. Professional/Agent: LEONARD S. JALBERT

Mailing Address: 54 MAIN STREET STURBRIDGE

Phone #: 508-347-5136 Email Address: LSJALBERT@JALBERTENGINEERING.COM

Property Address: 73 PARADISE LANE

Property Owner: PAUL H. & SUZANNE T. JOHNSON

Mailing Address: 27 THROWBRIDGE LANE SHREWSBURY MA 01545

Phone #: 508-981-5332 Email Address: TEAMJOHNSON4@ICLOUD.COM

Assessors Map # 9E Parcel # 73 Zoning Dist. SUBURBAN

Deed Reference: 68708/397 Purchase Date: 10/28/22

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	3/4 AC	.45 AC		.45 AC	
Minimum Frontage	125'	107.24'		107.24'	
Maximum % Lot Coverage	15%	7.78%		10.67%	
Minimum Front Setback	30'	55.55'		60.1'	
Minimum Side Setback	15'	2.09'	58.23'	19.3'	20.7'
Minimum Rear Setback	15'	47.28'		40.8'	
Maximum Mean Height Allowed	35'	28'		23'	
Maximum # of Stories	2	1		2	

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)	SEWER	SEWER
Type of storm drainage (i.e. sewers, ditches, swales or other means)	CHAMBERS	CHAMBERS

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 RESIDENTIAL HOME SERVICED BY A PRIVATE  
WELL AND TOWN SEWER.

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

ALL THE HOMES IN THE AREA ARE SINGLE FAMILY RESIDENTIAL  
HOMES.

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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:

THE EXISTING STRUCTURE WILL BE RAZED AND A NEW HOME WILL  
BE BUILT AS PER STATE AND LOCAL BUILDING CODE.

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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.

*Paul H. John*  
Signature of Owner

5/10/23

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