

# 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: 09/16/2023 Fee: \$25.00 Check #: \_\_\_\_\_

Applicant: Doreen Grout

Mailing Address: 9 Cedar Pond Road, Sturbridge MA. 01518

Phone #: 860-965-3414 Email Address: grout2@cox.net

Lic. Professional/Agent: Edwin Gless - Existing Grade, Inc

Mailing Address: 62 Riedell Road, Douglas MA. 01516

Phone #: 508-694-6501 Email Address: ed@existinggrade.com

Property Address: Same as Applicant

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Assessors Map # 200 Parcel # 2418-009 Zoning Dist. SR

Deed Reference: 53095/309 Purchase Date: 11/28/2014

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	32,670 SF	18,467 SF		18,467 SF	
Minimum Frontage	125'	0'		0'	
Maximum % Lot Coverage	15%	8.35%		12.01%	
Minimum Front Setback	30'	N/A		N/A	
Minimum Side Setback	15'	5.76(S)	21.78'(H)	15'(G)	21.78'(H)
Minimum Rear Setback	15'	42.25' (H)		42.25' (H)	
Maximum Mean Height Allowed	35'	>35'		>35'	
Maximum # of Stories	-	-		-	

(S) = Shed; (G) = Garage; (H) = House

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private Well	Private Well
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Municipal Sewer	Municipal Sewer
Type of storm drainage (i.e. sewers, ditches, swales or other means)	N/A	roof 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 two story residential structure (+/-1,446 sq.ft.) with private drinking well and municipal sewer connection. Lot has a general downward slope towards Cedar Lake. Property has a large gravel parking area for access with an existing shed (to be relocated).

---

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

All surrounding properties are either vacant wooded lots or developed single family residential structures. Locus parcel and proposed project is in harmony with abutting properties as well as the Suburban Residential Zoning District.

---

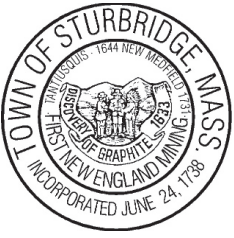
**5. Describe the proposed construction, identifying all items for which a building permit will be applied, including any demolition, reconstruction and new construction, the location and description of any footprint additions, additional floors, accessory attached or unattached buildings, driveways, lot clearings and plantings:**

Applicant proposed to construct a 2 bay +/-676 sq.ft. garage on the western side of the existing dwelling. To facilitate the construction of the garage, an existing shed is proposed to be relocated along the western face of the house. Garage to be provided with a cultec roof recharge system to mitigate any new impervious runoff. A riprap 1:1 graded slope westerly of the new garage will be provided to ensure a stabilized surface into the existing vegetated slope.

---

**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.



# 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.

*Dorcen Grout*

\_\_\_\_\_  
Signature of Owner

9-16-23

\_\_\_\_\_  
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

---