

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: 12/24/2023

Fee: \$25.00 Check #: paid cash

*12-18-23
-fmlo.*

Applicant: Gina M. Mesick

Mailing Address: P.O. Box 510, Fiskdale, MA 01518

Phone #: 508-207-7325

Email Address: gina9781@gmail.com

Lic. Professional/Agent: _____

Mailing Address: _____

Phone #: _____

Email Address: _____

Property Address: 20 Camp Road

Property Owner: Gina M. Mesick

Mailing Address: P.O. Box 510, Fiskdale, MA 01518

Phone #: 508-207-7325

Email Address: gina9781@gmail.com

Assessors Map # 190-02314

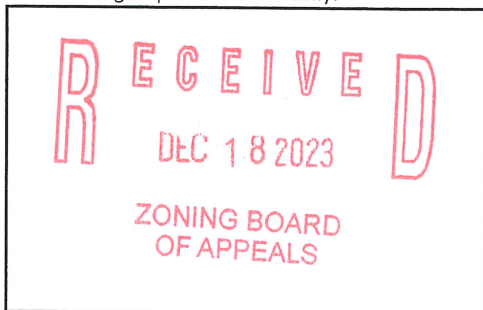
Parcel # 020

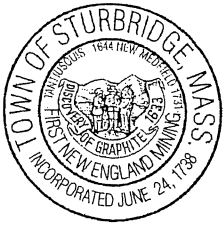
Zoning Dist. SR

Deed Reference: 69655/76

Purchase Date: 09/18/2023

For Planning Department Use Only:





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1. Complete the required, existing and proposed conditions:

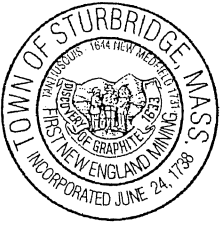
	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	32,670	21,804		21,804	
Minimum Frontage	125'	100'		100'	
Maximum % Lot Coverage	15%	5.7%		5.8%	
Minimum Front Setback	30'	45.7'		38.7'	
Minimum Side Setback	15'	L 27'	R 36' 7"	L 26.3"	R 36.7"
Minimum Rear Setback	15'	136' 1"		136' 1"	
Maximum Mean Height Allowed	35	13'		20'	
Maximum # of Stories	2	1		1	

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)	Septic	Proposed New Septic System
Type of storm drainage (i.e. sewers, ditches, swales or other means)	None	None Proposed

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 unit

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

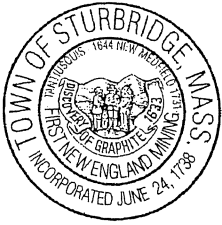
Neighborhood is all single family residential homes on small lots.

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:

I am proposing to demolish the existing home and construct a new single family home and new septic system on the premises. All setbacks and lot coverage requirements will be met.

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.

[Handwritten Signature]

Signature of Owner

12-18-23

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