

# SPECIAL PERMIT

PREPARED FOR:

PETER O. VOGLIAZZO

96 CANTERBURY LANE

LONGMEADOW, MA 01106

FOR PROPERTY LOCATED ON:

300 CLARK ROAD

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 18021



# TABLE OF CONTENTS

NARRATIVE

SPECIAL PERMIT

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

FIRM MAP

AFFIDAVIT OF SERVICE

CERTIFIED ABUTTERS LIST

NOTIFICATION TO ABUTTERS

FORM STT.A1

CHECK COPIES

PROPOSED SITE PLAN

## NARRATIVE

The existing dwelling has a single bedroom and is serviced by Municipal Sewer and a private well. No new connections or alterations will be necessary. A 8'x12' addition will be constructed on two new 12" concrete piers. The addition will be wood framed and will match the existing structure. The two windows in the vicinity of the addition will be relocated within the new addition.

**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 Peter G. & Josephine M. Vogliazzo

Address 98 Canterbury Lane

City Longmeadow State MA Zip Code 01106-2814

Telephone No. 1-413-222-8448

Email Address \_\_\_\_\_

2. NAME OF APPLICANT/ AGENT Leonard S. Jalbert, P.E.

Address 54 Main Street

City Sturbridge State MA Zip Code 01566

Telephone No. 1-508-347-5136

Email Address lsjalbert@jalbertengineering.com

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: 300 Clark Road Extension

Lot(s): 300 Plan: 08356

Assessment Lot Number(s): 216-01447-300

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: Seasonal Cottage

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<br>(i.e. municipal water or private well)                     | Private Well     | Private Well     |
| Type of sewage disposal<br>(i.e. municipal sewage disposal or private septic system) | Municipal Sewage | Municipal Sewage |
| Type of storm drainage<br>(i.e. sewers, ditches, swales or other means)              | Sheet Flow       | Sheet Flow       |

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 20.05 of the Zoning

Ordinance/Bylaw which authorizes 7.0

to permit Special Permit for Building Alteration

Detailed explanation of request:

The existing dwelling has an area of only 512 sq.ft. and with a 12'x8' addition, the dwelling area will be 608 sq.ft. Zoning Regulations have a minimum dwelling area of 750 sq.ft. The room will be used as a Bedroom.

---

---

---

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 building addition will not increase the non-comformity of the structure nor increase any of the set backs.  
The new structure would conform with the adjacent cottages and would not intensify any of the existing non-comformities.

---

---

---

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

The parking and loading will be on the existing site.  
No new non-comformities will be required for the new addition.

---

---

---



**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

February 20, 2018  
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

2/19/18  
Date

Peter O. Vogliazzo

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

Name of Representative: Leonard S. Jalbert, P.E.

Address of Representative: 54 Main Street, Sturbridge, MA 01566

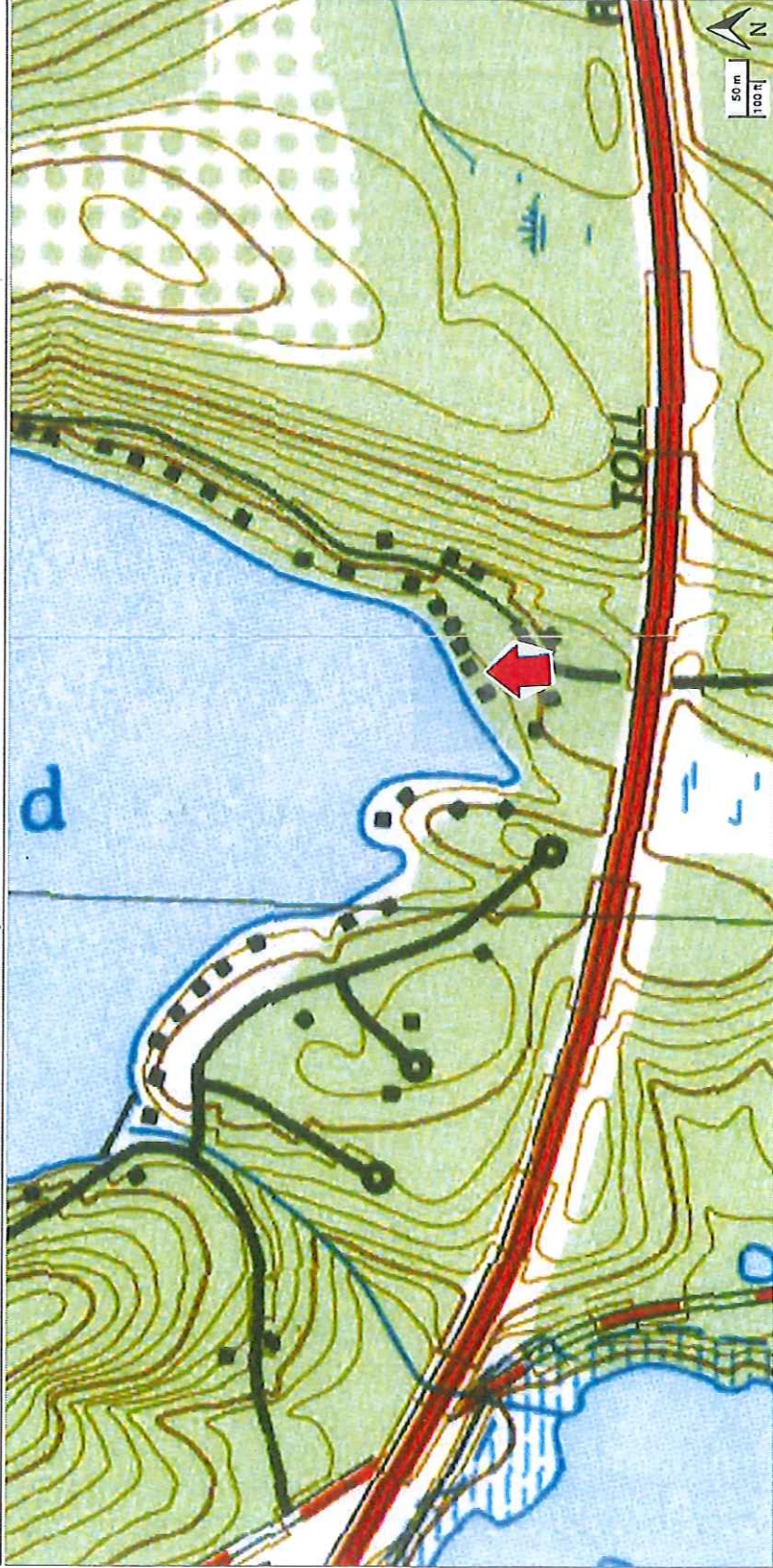
Telephone No.: 1-508-347-5136

Relationship of representative to owner or applicant: Agent

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.

USGS TOPOGRAPHIC MAP--- 300 CLARK RD

USGS TOPOGRAPHIC MAP--- 300 CLARK RD

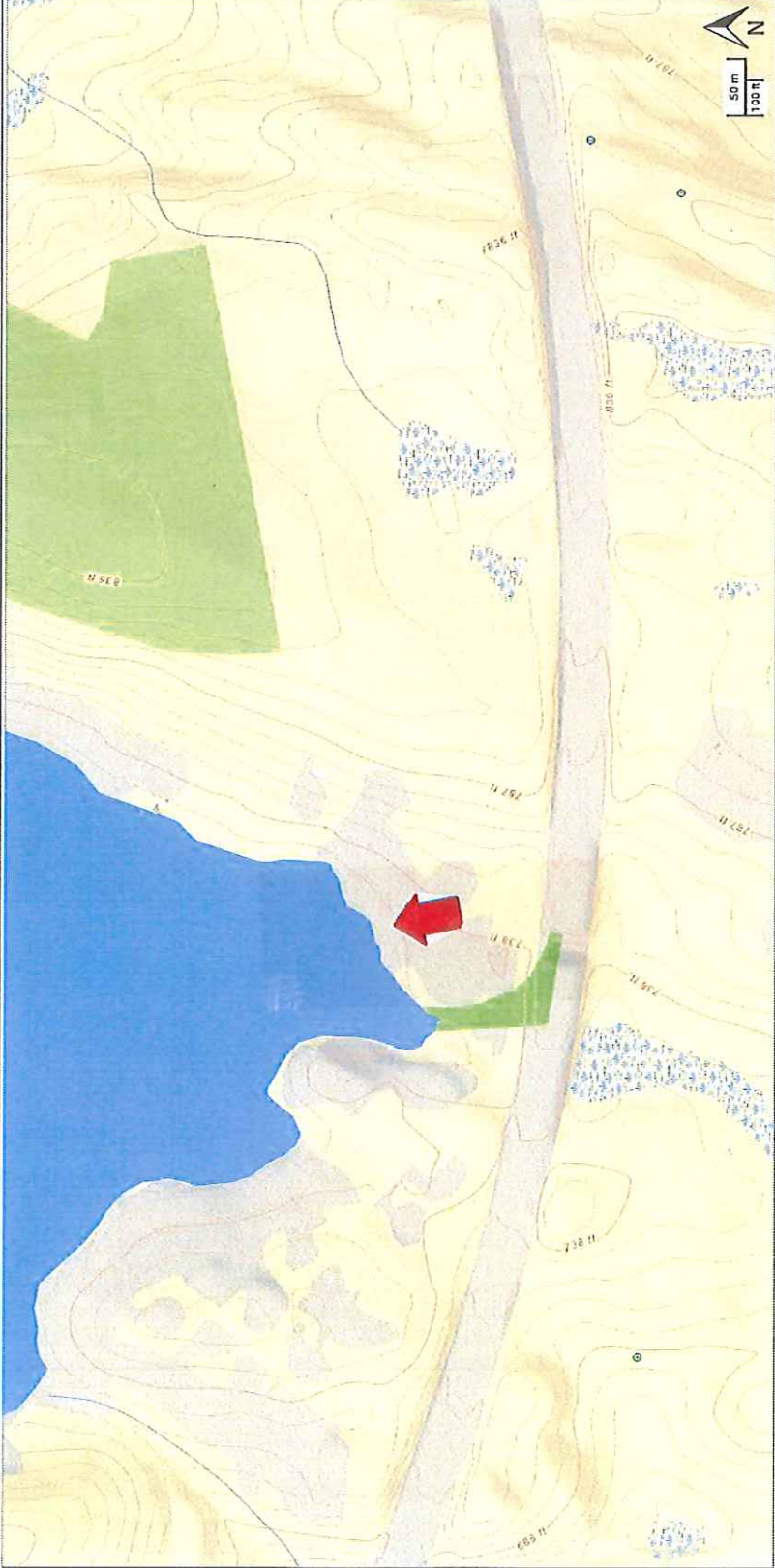


USGS Topographic Maps  
USGS Color Orthos 2013/2014 30cm Index Labels  
USGS Color Orthos 2013/2014 30cm Index Detailed Features  
MassGIS Statewide Basemap  
MassGIS Topographic Features Basemap



NATURAL HERITAGE DATA----300 CLARK RD

NATURAL HERITAGE DATA----800 CLARK RD



- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Natural Communities
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- NHESP Ecotones
- MassGIS Statewide Baseemap
- MassGIS Topographic Features Baseemap



MAP SCALE 1" = 500'



# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0763E

## FIRM FLOOD INSURANCE RATE MAP WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 763 OF 1075  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY           | NUMBER | PANEL | SUFFIX |
|---------------------|--------|-------|--------|
| BROOKFIELD, TOWN OF | 250298 | 0763  | E      |
| STURBRIDGE, TOWN OF | 250337 | 0763  | E      |

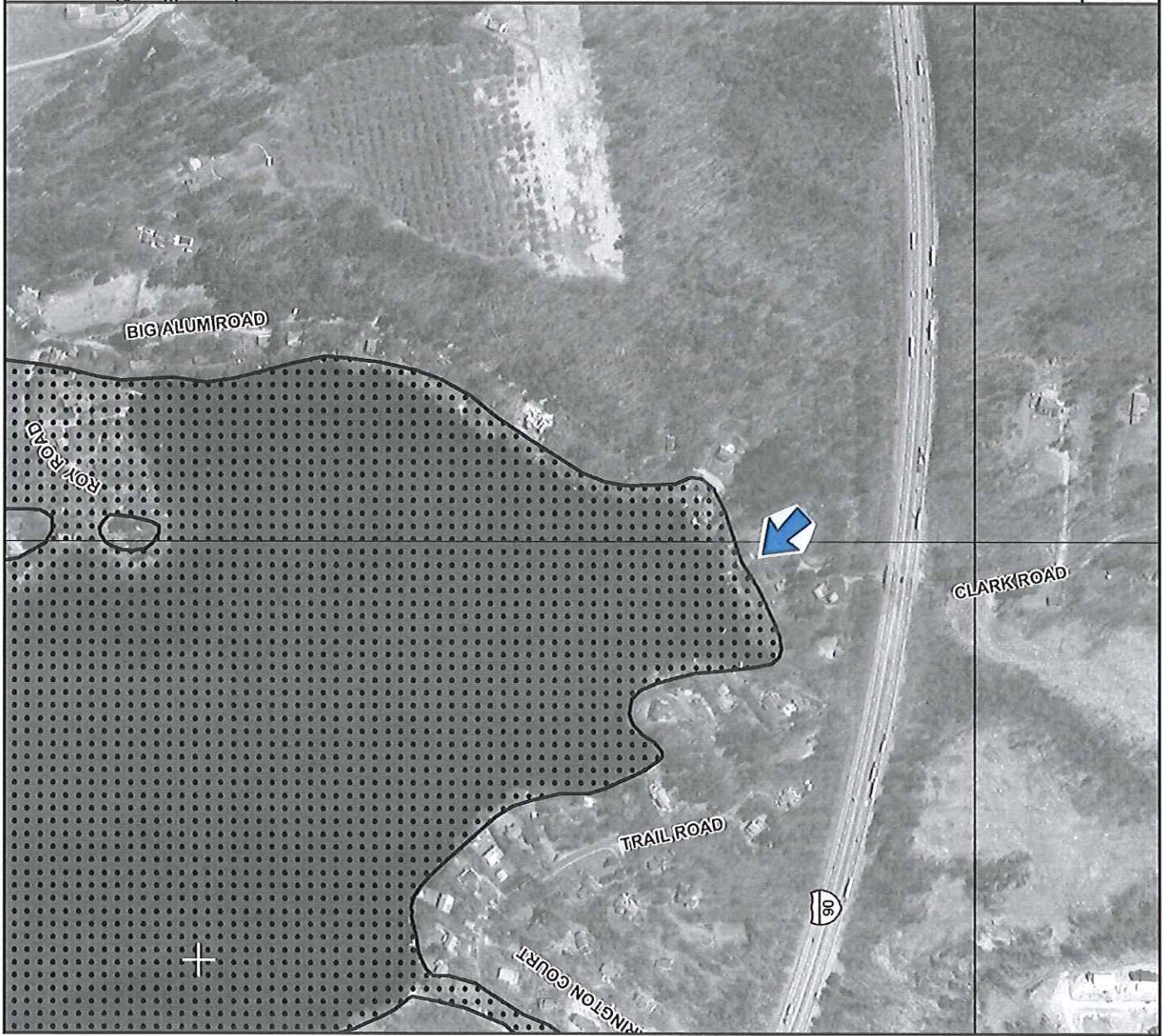
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25027C0763E  
EFFECTIVE DATE  
JULY 4, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)







0 0.003 0.006 0.012 Miles



Mr. Peter O. Vogliazzo - 300 Clark Road Extension

# Town of Sturbridge MAP TITLE



| Parcel ID   | Owner                           | Owner Address             | Owner City   | State | Zip       | Property Address           |
|---|---------------------------------|---------------------------|--------------|-------|-----------|----------------------------|
| 216-01447-294   | CARON BRIAN                     | 294 CLARKE ROAD EXTENSION | FISKDALE     | MA    | 01518     | 294 CLARKE ROAD EXTENSION  |
| 216-01447-296   | CARON BRIAN R                   | 296 CLARKE ROAD EXTENSION | FISKDALE     | MA    | 01518     | 296 CLARKE ROAD EXTENSION  |
| 216-01447-295A  | CARON BRIAN R                   | 296 CLARK ROAD EXT        | FISKDALE     | MA    | 01518     | 295A CLARKE ROAD EXTENSION |
| 216-01447-303   | COMMONWEALTH OF MASS            | 100 CAMBRIDGE STREET      | BOSTON       | MA    | 02114     | 303 CLARKE ROAD EXTENSION  |
| 216-01447-298   | CONNOR JANE F                   | 46 ARDSLEY CIRCLE         | BROCKTON     | MA    | 02402     | 298 CLARKE ROAD EXTENSION  |
| 216-01447-290   | COPELAND JAMES                  | 92 MOOSEHILL ROAD         | LEICESTER    | MA    | 01524     | 290 CLARKE ROAD EXTENSION  |
| 216-01447-301   | DAMIAN JAMES A                  | 301 CLARKE RD EXTENSION   | FISKDALE     | MA    | 01518     | 301 CLARKE ROAD EXTENSION  |
| 216-01448-299   | FEDERAL NATIONAL MORTGAGE ASSOC | PO BOX 650043             | DALLAS       | TX    | 75268-004 | 299 CLARKE ROAD EXTENSION  |
| 216-01447-297   | GRUDZIEN PETER J                | 8 SUNSET DRIVE            | N BROOKFIELD | MA    | 01535     | 297 CLARKE ROAD EXTENSION  |
| 216-01447-292   | ITALIAN-AMERICAN SPORTING CLUB  | C/O JAMES COPELAND        | LEICESTER    | MA    | 01524     | 292 CLARKE ROAD EXTENSION  |
| 216-01447-293   | ITALIAN-AMERICAN SPORTING CLUB  | C/O JAMES COPELAND        | LEICESTER    | MA    | 01524     | 293 CLARKE ROAD EXTENSION  |
| 640-01447-308   | LAROCHELLE ROGER L              | 308 THE TRAIL             | FISKDALE     | MA    | 01518     | 308 THE TRAIL              |
| 216-01448-299A  | MESSENGER BRIAN K               | 46 LEBANON HILL ROAD      | WOODSTOCK    | CT    | 06281     | 299A CLARKE ROAD EXTENSION |
| 640-01447-306   | MINNUCCI THERESA L              | 306 THE TRAIL             | FISKDALE     | MA    | 01518     | 306 THE TRAIL              |
| 216-01447-295   | QUINN SCOTT J                   | 295 CLARKE RD EXTENSION   | FISKDALE     | MA    | 01518     | 295 CLARKE ROAD EXTENSION  |
| 216-01447-302   | VOGLIAZZO JOSEPHINE M           | 96 CANTERBURY LANE        | LONGMEADOW   | MA    | 01106     | 302 CLARKE ROAD EXTENSION  |
|   |                                 |                           |              |       |           |                            |
|   |                                 |                           |              |       |           |                            |
|   | BOARD OF ASSESSORS              |                           |              |       |           |                            |
| Above persons listed are record owners as they appear on the most recent applicable tax list. |                                 |                           |              |       |           |                            |
| Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11   |                                 |                           |              |       |           |                            |
| Abutters List -   | Planning/Zoning Board - 300'    |                           |              |       |           |                            |
| RE: 300 CLARKE ROAD EXTENSION   |                                 |                           |              |       |           |                            |
| Certified Copy  |                                 |                           |              |       |           |                            |
| Assessor:   | <i>Edward P. Murphy</i>         |                           |              |       |           |                            |
| Date:   | <i>2-6-2018</i>                 |                           |              |       |           |                            |
|   |                                 |                           |              |       |           |                            |
|   |                                 |                           |              |       |           |                            |





# Town of Sturbridge

Barbara A. Barry, Finance Director

CONSERVATION COMMISSION  
ZONING BOARD OF APPEALS

Department/Board/Committee: \_\_\_\_\_

Please verify outstanding tax/fee status for the following property owner:

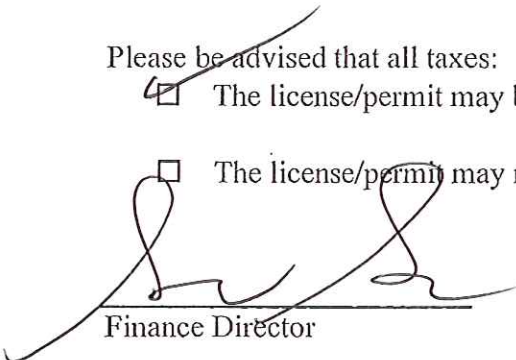
Property Owner: Peter O. & Josephine M. Vogliazzo

Property Location: 300 Clarke Road Extension

Please be advised that all taxes:

The license/permit may be released.

The license/permit may not be released.

  
Finance Director

2-2-18  
Date