

REQUEST FOR DETERMINATION

PREPARED FOR:

PAUL BROCHU

32 TANTASQUA SHORE DR

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

32 TANTASQUA SHORE DR

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 18159

RECEIVED
NOV 27 2018

ZONING BOARD
OF APPEALS

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NARRATIVE

REQUEST FOR DETERMINATION

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

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DEED

CERTIFIED ABUTTERS LIST

ASSESSOR'S FIELD CARD

FORM STT.A1

CHECK COPIES

PROPOSED SITE PLAN 18159

NARRATIVE

THE PROPOSED CONSTRUCTION WILL TAKE PLACE ON AN EXISTING RESIDENCE LOCATED AT 32 TANTASQUA SHORE DRIVE. A DESCRIPTION FOR THE PROPERTY CAN BE FOUND IN DEED BOOK 58665, PAGE 179. THE PARCEL IS NON-CONFORMING DUE TO THE EXISTING FRONTAGE BEING ONLY 115.26', 150' BEING REQUIRED PER RURAL RESIDENTIAL ZONE. THE AREA OF THE PARCEL IS .43 ACRES WHICH IS LESS THAN THE REQUIRED AREA OF 1.0 ACRES. ALL ADDITIONS TO THE EXISTING STRUCTURE WILL CONFORM TO THE EXISTING ZONING REGULATIONS FOR SETBACKS, HEIGHT, AND NUMBER OF STORIES.

A WALKWAY WILL BE CONSTRUCTED AS SHOWN ON PLAN NUMBER 18159 TO ACCESS THE SHORELINE. A SMALL SET OF STAIRS WILL BE BUILT ON THE SHORELINE TO PROTECT THE BANK FROM ANY EROSION.

THE EXISTING WELL AND SEPTIC SYSTEM WILL NOT BE ALTERED AND WILL BE USED AS SHOWN.

AN EROSION CONTROL BARRIER WILL BE INSTALLED TO PROTECT THE SHORELINE AND THIS WILL BE THE LIMITS OF THE PROPOSED WORK.

REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLINGS
(2013)

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Paul C. Brochu
 Property Address 32 Tantasqua Shore Drive
 Mailing Address 32 Tantasqua Shore Drive, Sturbridge, MA 01566
 Telephone 1-978-360-1128 Email _____
 Deed Reference 58665/179 Purchase Date 04/13/2018
 Assessor's Map # 01, Parcel 32 \$25.00 Fee/Check # 31819

1. Complete the required, existing and proposed conditions:

Zoning District Rural Residential District

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	1 Acre	0.43 Ac.		0.43 Ac.	
Minimum Frontage	150'	115.26'		115.26'	
Maximum % Lot Coverage	15%	4.7 %		10.6 %	
Minimum Front Setback	30'	61.5'		43.1'	
Minimum Side Setbacks	20'	38.5'	27.5'	23.6'	27.5'
Minimum Rear Setback	20'	53'		50'	
Maximum Mean Height Allowed	35'	23'		23'	
Maximum # of Stories Allowed	2	1		1	

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)	Private Septic Ssystem	Private Septic Ssystem
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Sheet Flow	Drip Strips

2. Is this property presently compliant with Title V?

Yes No

3. Attach the following and check off:

 XX 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.

 XX A current abutter's list, available from the Town Assessor's Office.

 XX A certificate of Taxes Paid from the Director of Taxes.

4. Describe the current usage of this lot:

 Single Family Residential Home.

5. Describe the character of the abutting properties, neighborhood and zoning district: All the homes in the vicinity of Tantasqua Shore Road are single family homes. The zoning in the area is Rural Residential District.

6. 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. A two car garage (24'X24') will be attached to the existing home with living space above the garage. The southwesterly side of the house will have an attached car port with living space above the (15'X24') addition. The deck in rear of the house will be extended (15'X7') to the limits of the car port and (12'X8") on house.

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, to be paid at the Hearing.

Paul Borden

Signature of Owner

11/22/18

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 requires a

Special Permit and a

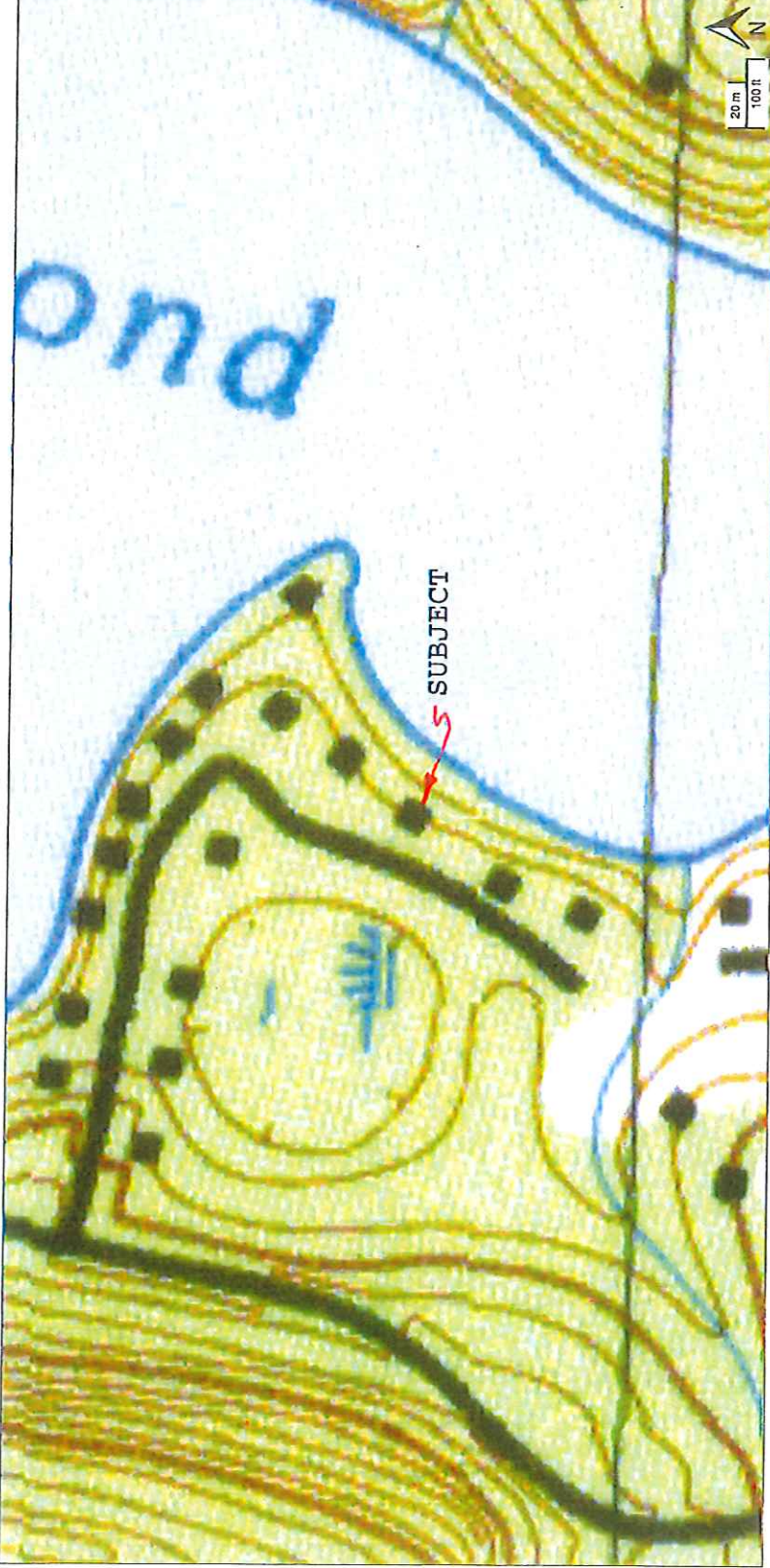
Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

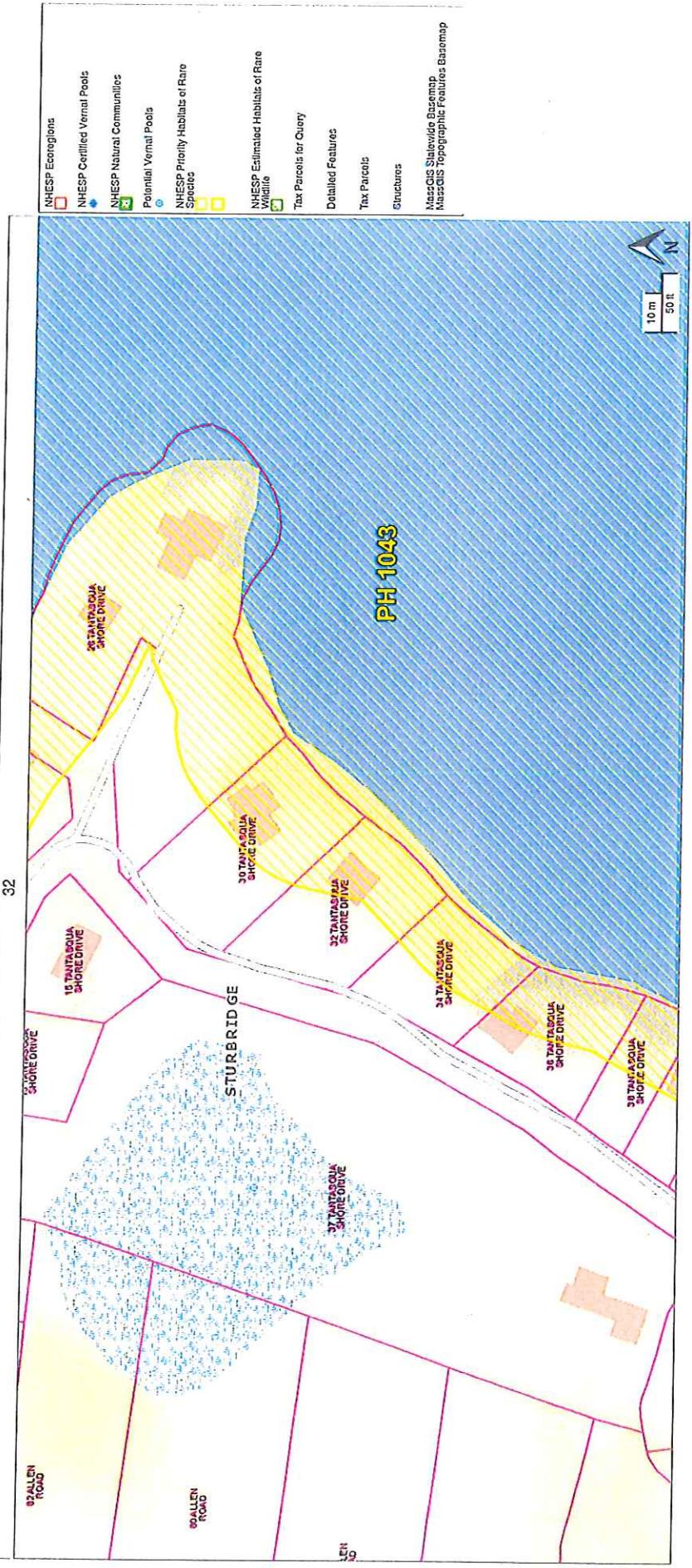
PAUL C. BROCHU - 32 TANTASQUA SHORE ROAD - USGS QUADRANGLE MAP

32



USGS Structural Geology Topographic Base Map Imagery
USGS Topographic Maps
USGS Quads Last Revised
1967
1972
1974
1975
1977
1978
1979
1982
1983
1984
1985
1987
1988
1990
Tax Parcels for County
Detailed Features
Tax Parcels
Structures
MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

PAUL C. BROCHU - 32 TANTASQUA SHORE ROAD - NATURAL HERITAGE MAP



PAUL C. BROCHU - 32 TANTASQUA SHORE ROAD - FIRM MAP



MAP SCALE 1" = 500'



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0762E

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

PANEL 762 OF 1075
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS		NUMBER	PANEL	SUBREIX
COMMUNITY	BROOKFIELD, TOWN OF	250208	0762	E
	EAST BROOKFIELD, TOWN OF	250303	0762	E
	STURBRIDGE, TOWN OF	250337	0762	E

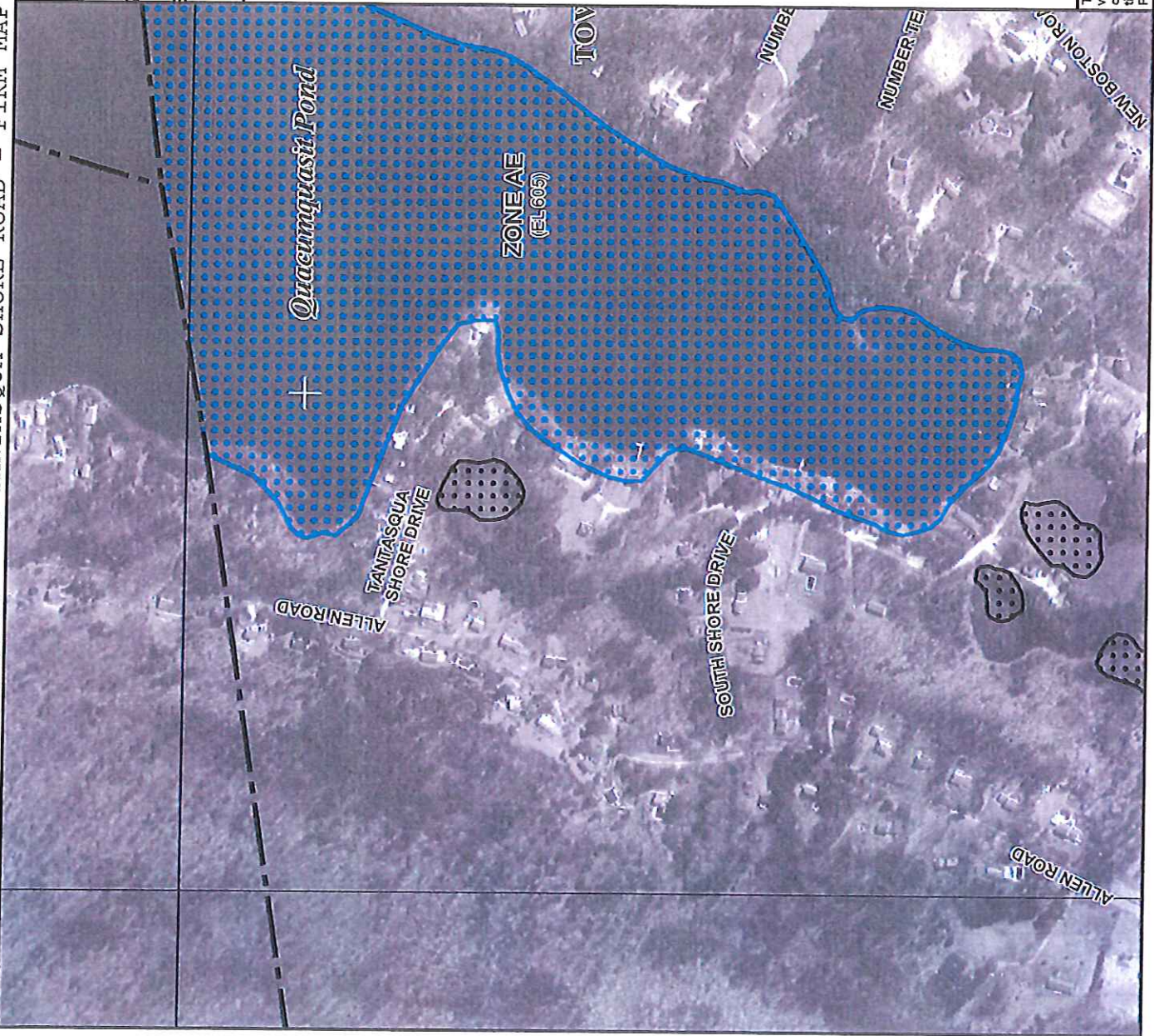
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 25027C0762E
 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 FEIMA Flood Map Store at www.msc.fema.gov





Bk: 58665 Pg: 179
Page: 1 of 2 04/13/2018 01:19 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/13/2018 01:19 PM
Ctil# 180778 25269 Doc# 00034768
Fee: \$1,171.92 Cons: \$257,000.00

QUITCLAIM DEED

I, B. TERENCE QUIGLEY, being married, of Kissimmee, Florida

for consideration paid and in full consideration of **TWO HUNDRED FIFTY-SEVEN THOUSAND AND 00/100THS (\$257,000.00) DOLLARS**

grant to **PAUL C. BROCHU**, of 32 Tantasqua Shore Drive, Sturbridge, Massachusetts 01566

with ***QUITCLAIM COVENANTS***,

A certain piece or parcel of land with all improvements thereon, situated in the Town of Sturbridge, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

The land in Sturbridge in said County of Worcester, with the buildings thereon, situated on the easterly side of Shore Drive and the westerly shore of Quacumquasit Lake, otherwise called Shore Pond, being Lots 17 and 18 on a plan of on a plan of Tantasqua Shores by F. G. Antell dated July 1955 and recorded with Worcester District Registry of Deeds in **Plan Book 213, Plan 2**, together bounded as follows:

- Northeasterly by Lot 16 on said plan, 181 feet, more or less;
- Southeasterly by Quacumquasit Lake;
- Southwesterly by Lot 19 on said plan, 127 feet more or less; and
- Northwesterly by Shore Drive, 115.26 feet.

Together with the fee in the abutting portion of the adjacent half of Shore Drive, reserving a right of way and right to maintain utilities therein, and subject to the rights of others therein, including the right to use said Shore Drive for all purposes for which a public road may be used.

Subject to restrictions of record as set forth in an instrument recorded with Worcester District Registry of Deeds in Book 57337, Page 338, as the same may still be in force and applicable to locus.

Being the same premises conveyed to B. Terence Quigley by Deed dated June 13, 2017, and recorded with Worcester District Registry of Deeds in Book 57337, Page 338.

32 Tantasqua Shore Drive, Sturbridge, Mass.

Grantor herein affirms that the premises conveyed are not his principal place of residence, nor the residence of his spouse, therefore they have no homestead rights in the property herein conveyed and declare under the pains and penalties of perjury that no other person is entitled to homestead protection under Massachusetts General Laws Chapter 188.

Witness my hand and seal this 7th day of April, 2018.

B. Terence Quigley
B. TERENCE QUIGLEY

STATE OF FLORIDA

Osceola, ss.

On this 7th day of April, 2018, before me, the undersigned notary public, personally appeared B. TERENCE QUIQLEY, proved to me through satisfactory evidence of identification, which was:

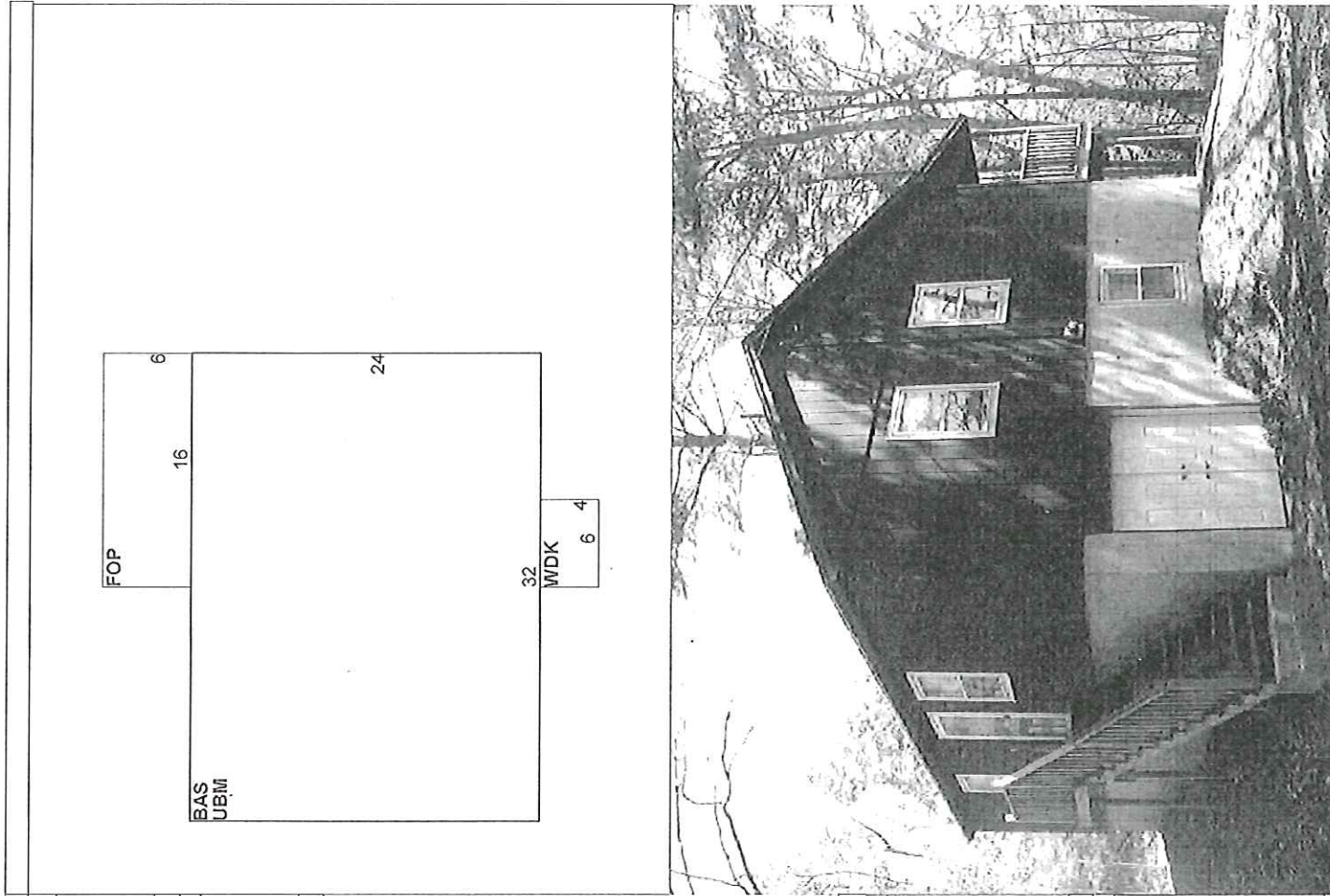
State of Florida Q 240-098-38-029-0
(state issued driver's license/personally known/other) to be the person whose name is signed on this document, acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.

SEAL
PAULA J. ARNOUX
Notary Public - State of Florida
Commission # FF 247472
My Comm. Expires Oct 24, 2019
Bonded through National Notary Assn.

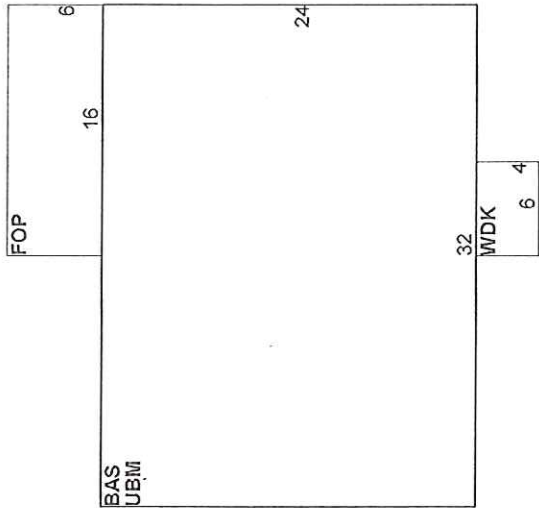
Paula Arnoux Notary Public
PAULA J ARNOUX
(Type/Print Name)

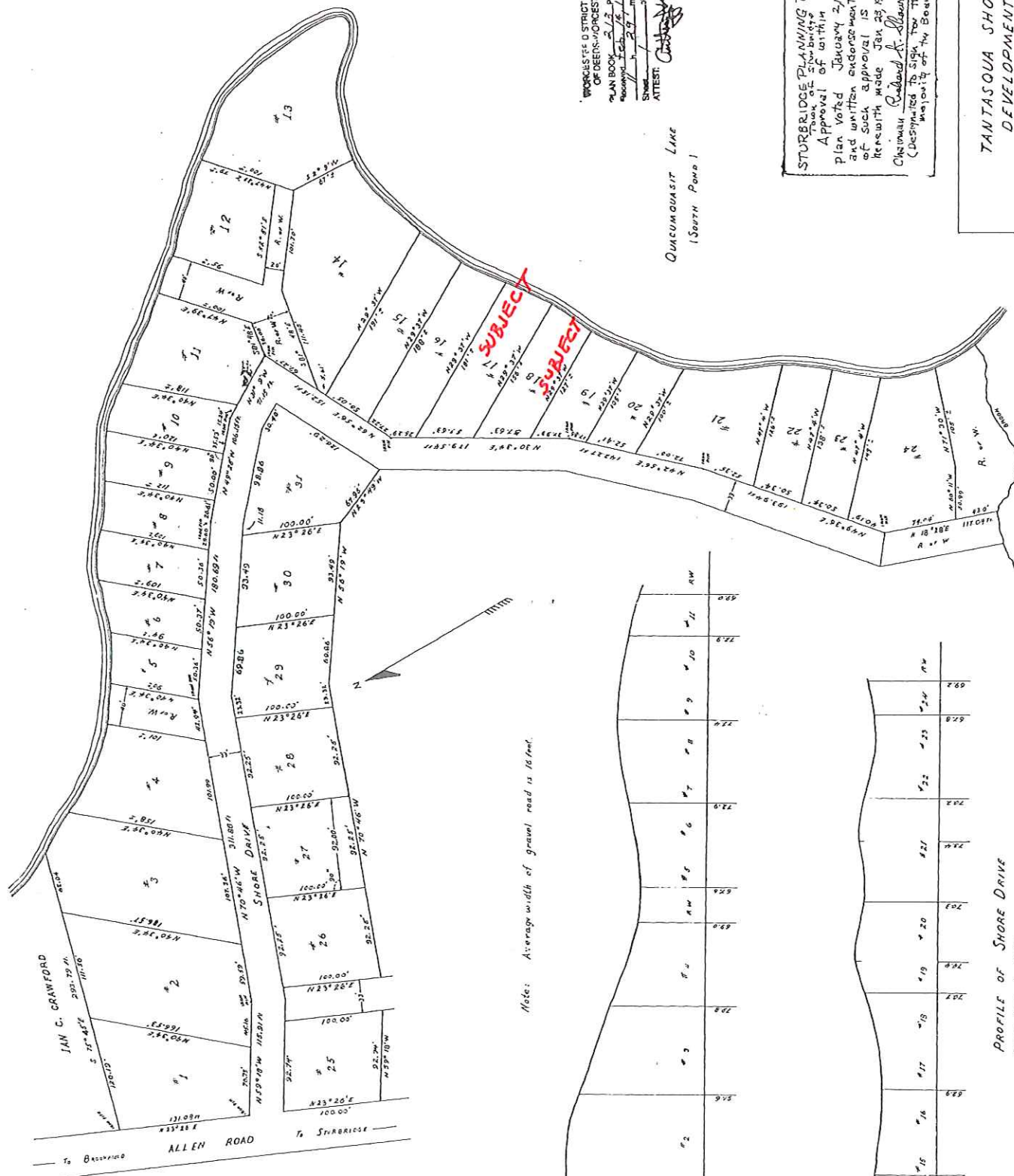
My commission expires: 10-24-19

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
633-00145-015	BONIFACE LAURIE L TRUSTEE OF THE	P.O. BOX 1072	STURBRIDGE	MA	01566	15 TANTASQUA SHORE DRIVE
633-00145-013	BONIFACE LAURIE L TRUSTEE OF THE	P.O. BOX 1072	STURBRIDGE	MA	01566	13 TANTASQUA SHORE DRIVE
633-00145-009	CUTLER CYNTHIA A G	9 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	9 TANTASQUA SHORE DRIVE
633-00145-037	FAUGNO AMI R	37 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	37 TANTASQUA SHORE DRIVE
633-00146-018	FAZEN LOUIS III E	PO BOX 1284	STURBRIDGE	MA	01566	18 TANTASQUA SHORE DRIVE
633-00145-016	HILLSBURG PAUL E	16 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	16 TANTASQUA SHORE DRIVE
633-00155-042	LAFAW DONALD A	8 SUMMERWIND DRIVE	SOUTH WINDSOR	CT	06074	42 TANTASQUA SHORE DRIVE
633-00155-040	LAPIERRE JOHN A & HELEN P	31 WIGWAM ROAD	W BROOKFIELD	MA	01585	40 TANTASQUA SHORE DRIVE
633-00155-034	LEMKE BILL B	P O BOX 599	STURBRIDGE	MA	01566	34 TANTASQUA SHORE DRIVE
110-00145-080	MATHERLY VICTOR	80 ALLEN ROAD	STURBRIDGE	MA	01566	80 ALLEN ROAD
633-00146-020	NEILL THOMAS	20 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	20 TANTASQUA SHORE DRIVE
633-00156-026	NOYES MARGARET M	26 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	26 TANTASQUA SHORE DRIVE
633-00145-014	PALUMBO MICHAEL	14 TANTASQUA SHORE DR	STURBRIDGE	MA	01566	14 TANTASQUA SHORE DRIVE
633-00155-036	RATHBONE BRYAN L & RATHBONE KRISTIN B	75 BUCKLAND STREET	PALMER	MA	01069	36 TANTASQUA SHORE DRIVE
633-00155-038	RATHBONE BRYAN L & RATHBONE KRISTIN B	75 BUCKLAND STREET	PALMER	MA	01069	38 TANTASQUA SHORE DRIVE
633-00156-030	TRUAX NICHOLAS C & REMIJAN DAWN A	PO BOX 746	FISKDALE	MA	01518	30 TANTASQUA SHORE DRIVE
110-00155-078	WADDICK JAMES H	78 ALLEN ROAD	STURBRIDGE	MA	01566	78 ALLEN ROAD
110-00145-082	ZANDY RONALD	82 ALLEN ROAD	STURBRIDGE	MA	01566	82 ALLEN ROAD
	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 of Appeals- 300'					
RE: 32 TANTASQUA SHORE DRIVE						
Certified Copy						
Assessor:	<i>James P. Murphy</i>					
Date:	11-20-18					

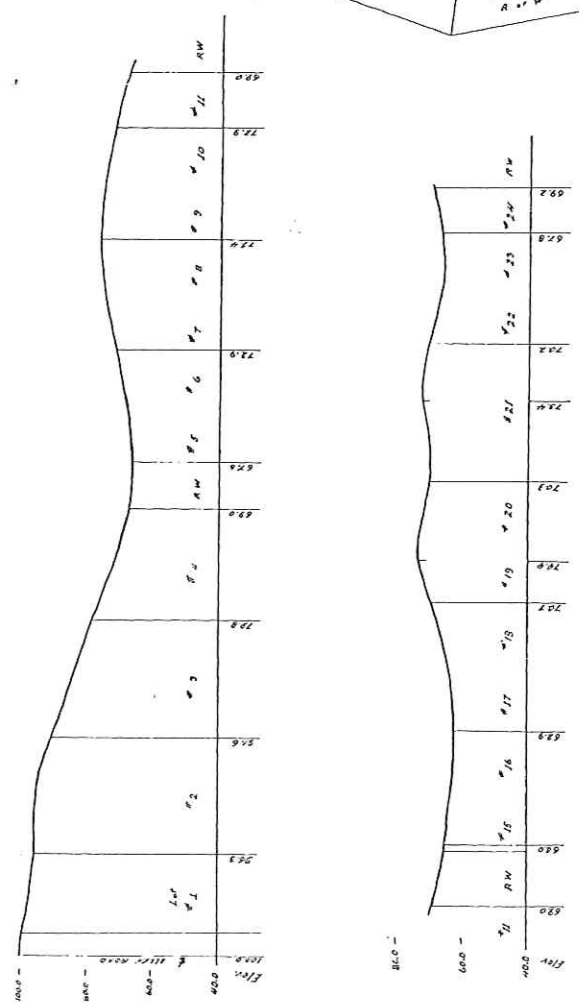


CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd. Ch.	Description	Percentage											
Style	36	Camp												
Model	01	Residential												
Grade	03	Average												
Stories	1	1 Story												
Occupancy	1	MIXED USE												
Exterior Wall 1	13	Pre-Fab Wood	100											
Exterior Wall 2														
Roof Structure	03	Gable/Hip												
Roof Cover	03	Asph/F Gls/Cmp												
Interior Wall 1	05	Drywall/Sheet												
Interior Wall 2	04	Plywood Panel												
Interior Flr 1	02	Minimum/Plywd												
Interior Flr 2	05	Vinyl/Asphalt												
Heat Fuel	01	Coal or Wood												
Heat Type	01	None												
AC Type	01	None												
Total Bedrooms	02	2 Bedrooms												
Total Bthrms	1													
Total Half Baths	0													
Total Xtra Fixtrs														
Total Rooms	4													
Bath Style	02	Average												
Kitchen Style	02	Average												
COST/MARKET VALUATION														
Adj. Base Rate: 59.07														
Replace Cost 55,703														
AYB 1976														
EYB 1988														
Dep Code A														
Remodel Rating														
Year Remodeled														
Dep % 28														
Functional Obslnc 0														
External Obslnc 0														
Cost Trend Factor 1														
Condition														
% Complete 72														
Overall % Cond 40,100														
Apprais Val 0														
Dep % Ovr 0														
Dep Ovr Comment														
Misc Imp Ovr 0														
Misc Imp Ovr Comment														
Cost to Cure Ovr 0														
Cost to Cure Ovr Comment														
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value	
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unit Cost	Undeprac. Value							
BAS	First Floor	768	768	768	59.07	59.07	45,366							
FOP	Frame Porch	0	96	19	11.69	11.69	1,122							
UBM	Basement, Unfinished	0	768	154	11.84	11.84	9,097							
WDK	Deck, Wood	0	24	2	4.92	4.92	118							
Ttl. Gross Liv/Lease Area:		768	1,656	943				55,703						





Note: Average width of gravel road is 16 feet.



PROFILE OF SHORE DRIVE
Scale: Vert. 1 in = 20 ft. Hor. 1 in = 60 ft. JAN. 1936

REGISTRAR OF DEEDS - REGISTER, MA
PLAN BOOK 212, P. 10
RECORDED FEB 29 1936
Sheet 1 of 2
ATTEST: *[Signature]*
Registrar

QUICUMAUASIT LAKE
1 South Pond 1

STURBRIDGE PLANNING BOARD
Approval of written
plan voted January 2, 1936
and written endorsement
of such approval is
herewith made Jan 23, 1936
Chairman *[Signature]*
(Designated to sign for the
majority of the Board)

TANTASQUA SHORES
DEVELOPMENT
STURBRIDGE, MASS
Raymond E. Frederick, Jr. & Robert A. Hartzel - Spencer, Mass.
SCALE: 1" = 50'
DRAWN BY: A. G. ANTILL, C.E.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: The ZONING BOARD OF APPEALS

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

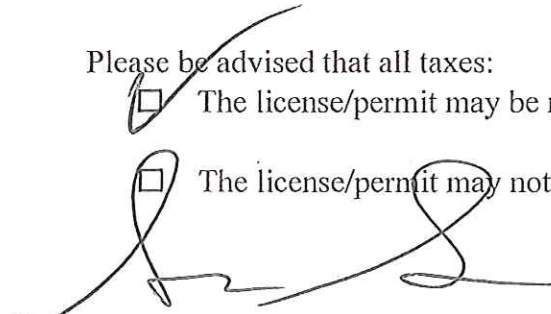
Property Owner: PAUL BROCHU

Property Location: 32 TANTASQUA SHORE DRIVE

Please be advised that all taxes:

The license/permit may be released.

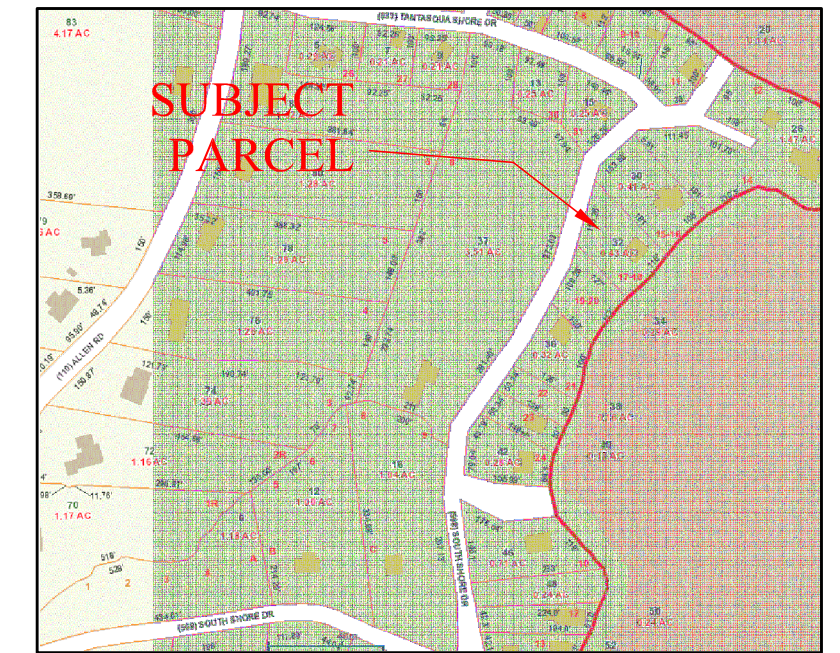
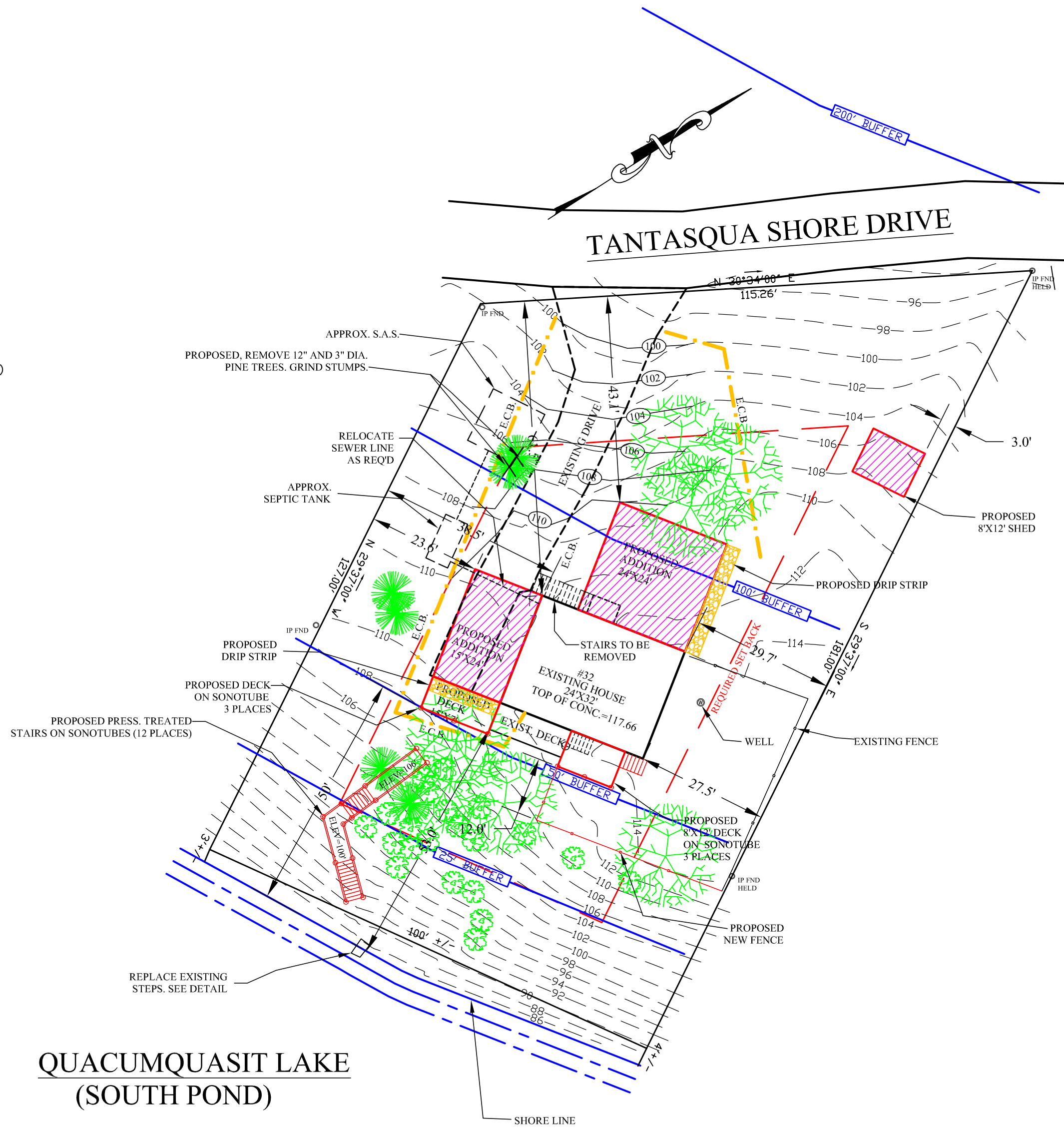
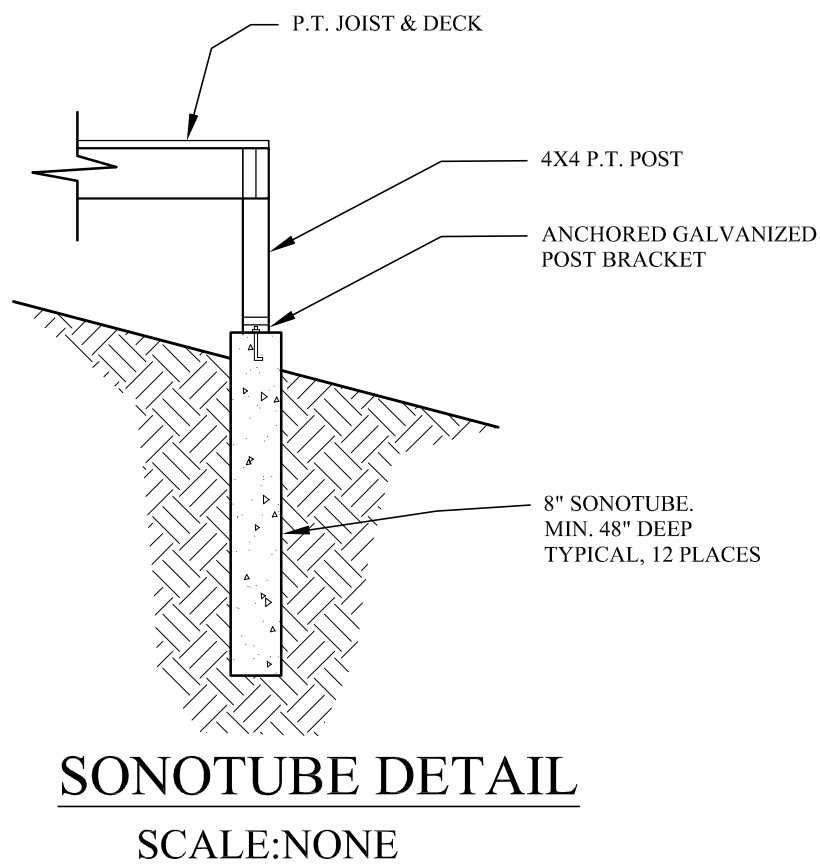
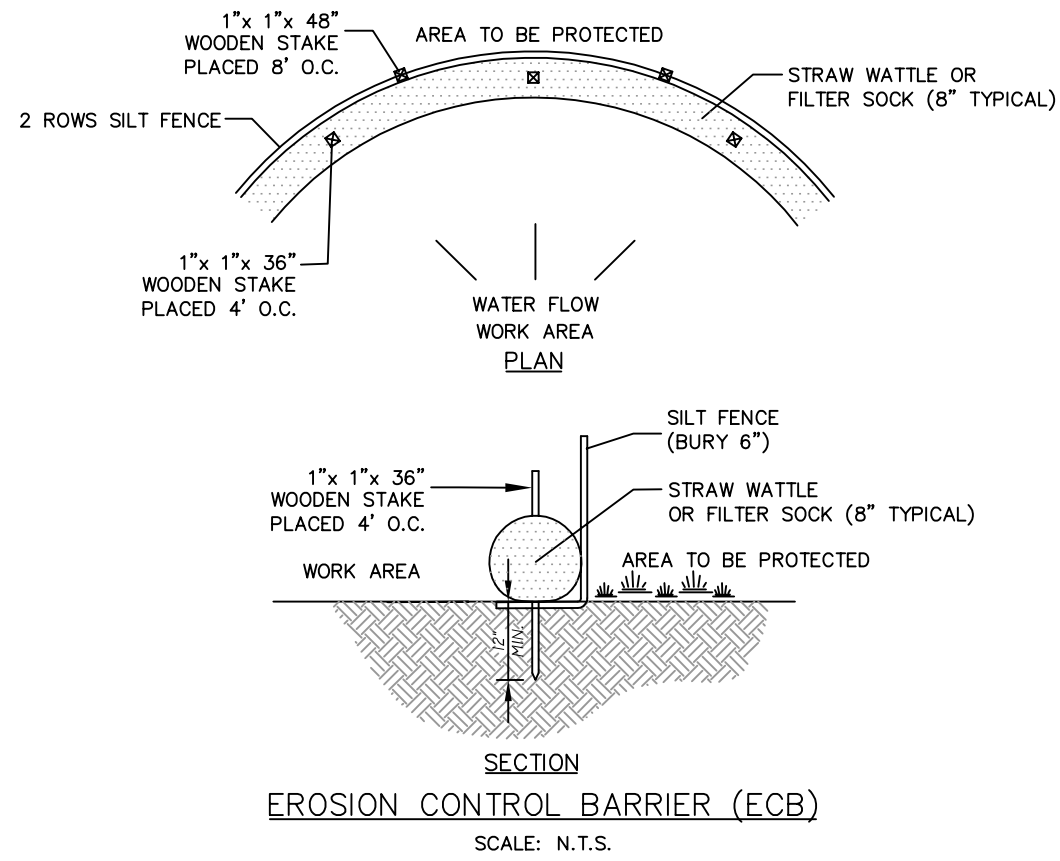
The license/permit may not be released.



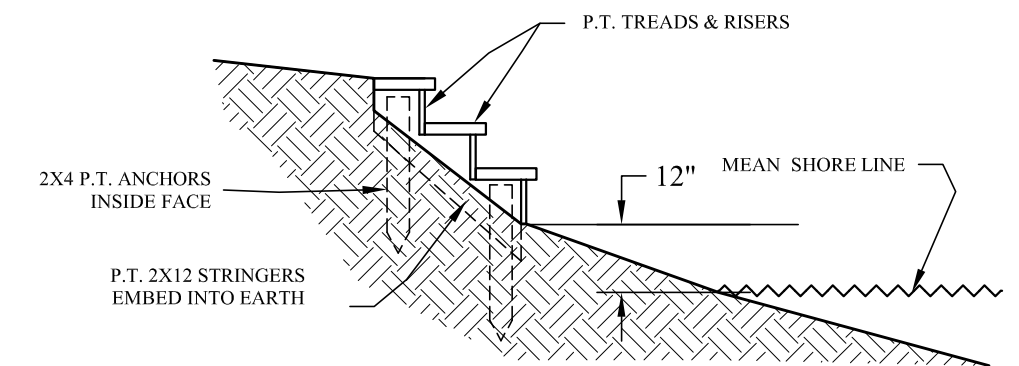
Finance Director

11-19-18
Date

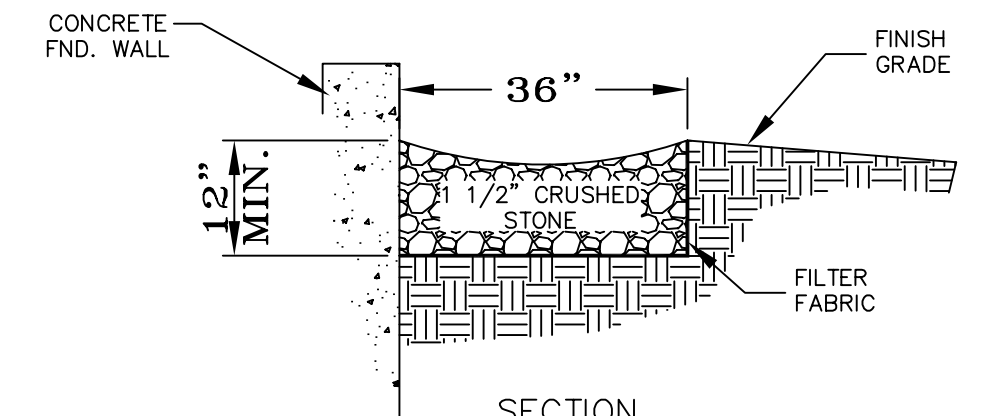
STURBRIDGE ZONING: RURAL RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 0.43 ACRE	AREA: 0.43 ACRE
FRONTAGE: 150'	FRONTAGE: 115.26'	FRONTAGE: 115.26'
FRONT YARD: 30'	FRONT YARD: 61.5'	FRONT YARD: 43.1'
SIDE YARD: 20'	SIDE YARD: 38.5/27.5	SIDE YARD: 23.6/27.5
REAR YARD: 20'	REAR YARD: 53'±	REAR YARD: 50'±
%COVERAGE: 15%	%COVERAGE: 4.7%	%COVERAGE: 10.6%



LOCUS
 SCALE: NONE



STAIR @ SHORE DETAIL
 SCALE: NONE



SECTION
STONE DRIP STRIP
 SCALE: N.T.S.



Leonard Jalbert

ASSESSOR MAP 1 PARCEL 32

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
10/9/18	AMT						
	LSJ						
	LSJ						
	LSJ						



JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

PROPOSED SITE PLAN
 PREPARED FOR
 PAUL BROCHU
 32 TANTASQUA SHORE DRIVE, STURBRIDGE, MA



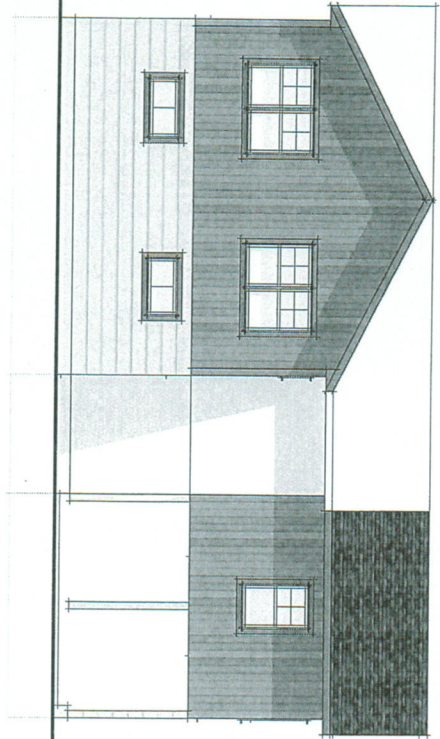
(IN FEET)
 1 inch = 20 ft.

PLAN DATE: 10/9/18

DWG NUMBER

18159

1 WEST ELEVATION (FRONT)
 9 1/8" = 1'-0"

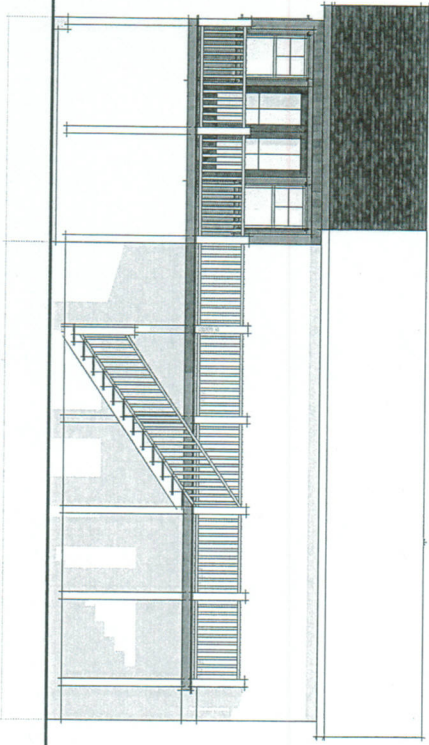


0
 4'
 6'
 12'



BROCHU
 RESIDENT
 32 FAIRFAX SQUARE DRIVE
 STURBRIDGE, MA 01566
 RENOVATION TO EXISTING SINGLE-FAMILY HOME

1 EAST ELEVATION (REAR)
 9 1/8" = 1'-0"



EXISTING
 BASEMENT: 768 SF
 1ST FLOOR: 1,000 SF
 2ND FLOOR: 968 SF

PROPOSED
 GARAGE: 576 SF
 1ST FLOOR: 1,000 SF
 BASEMENT: 570 SF
 FINISHED: 200 SF
 2ND FLOOR: 264 SF

USE OF THESE DRAWINGS CONSTITUTES AN ASSUMPTION OF LIABILITY FOR THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY PROBLEMS WHICH MAY ARISE BEFORE OR AFTER THE COMMENCEMENT OF WORK. THE OWNER, GENERAL CONTRACTOR AND SUBCONTRACTORS MUST ENSURE THAT ALL WORK IS ACCORDING TO THE PERMITS AND ALL THE WORK COMPLETED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY OCCUR BETWEEN THE DRAWINGS AND THE VERIFIED 'AS-BUILT' TO CONSTRUCTION AND THE DESIGNER SHALL IMMEDIATELY BE BROUGHT TO YOUR ATTENTION.

LEGEND

- EXISTING TO REMAIN
- SPACE WITHIN SCOPE OF WORK
- NEW INSULATED WALL
- NEW UNINSULATED WALL
- NEW HALF WALL OR SHELF

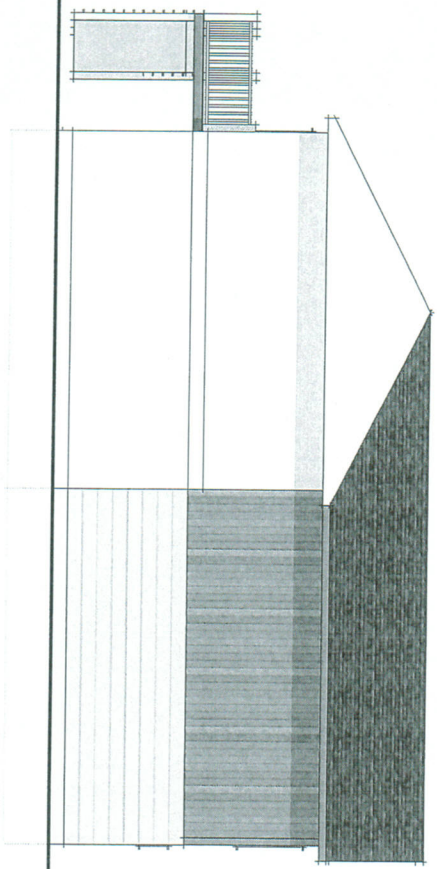
RECEIVED
 DEC 13 2018

ZONING BOARD
 OF APPEALS

CONCEPT PLANS
 December 5, 2018

9

1 NORTH ELEVATION (LEFT)

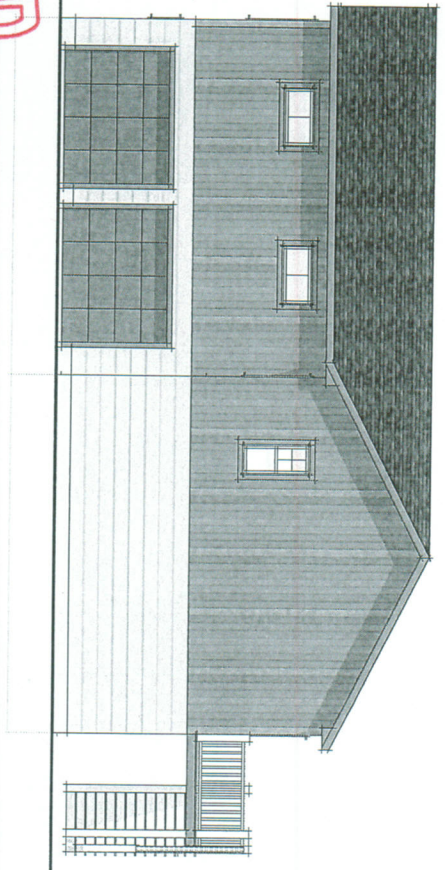


0 6' 12'



BROCHU
RESIDENCE
32 LAITSONGUA STREET DRIVE
STURBRIDGE, MA 01566
RENOVATING TO EXISTING SINGLE FAMILY HOME

1 SOUTH ELEVATION (RIGHT)



LEGEND
 --- EXISTING TO REMAIN
 --- SPACE WITHIN SCOPE OF WORK
 ■ NEW INSULATED WALL
 ■ NEW UNINSULATED WALL
 ■ NEW HALF WALL OR SHELF

10

USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT NOT TO HOLD NATIONAL DESIGN & DRAFTING INC. RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DELAYS IN THE DESIGN OR AFTER CONSTRUCTION. THE INFORMATION CONTAINED IN THESE DRAWINGS IS FOR YOUR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ALL DISCREPANCIES SHOULD IMMEDIATELY BE BROUGHT TO OUR ATTENTION.

EXISTING
 BASEMENT: 768 SF
 FIRST FLOOR: 768 SF
 DECK: 96 SF

PROPOSED
 GARAGE: 576 SF
 ADDITION: 672 SF
 BASEMENT: 768 SF
 CHIMNEY: 300 SF
 FIRST FLOOR: 700 SF
 DECK: 240 SF

RECEIVED
 DEC 13 2018

ZONING BOARD
 OF APPEALS

CONCEPT PLANS
 December 5, 2018