

REQUEST FOR DETERMINATION

PREPARED FOR:

SEAN D. BUSHE

FOR PROPERTY LOCATED ON:

15 COVE DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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PROPOSED SITE PLAN 22027

NARRATIVE

THE APPLICANT IS PROPOSING TO DO REVISIONS ON AN EXISTING HOME LOCATED AT 15 COVE DRIVE ON CEDAR LAKE IN STURBRIDGE. THE PARCEL IS IN PLAN BOOK 283 , PLAN 25 AND SHOWN AS LOT 1 CONTAINING 0.70 ACRES. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 62446 PAGE 95.

THE EXISTING RESIDENCE IS SERVICED BY MUNICIPAL SEWER AND WATER AND IS IN THE SUBURBAN RESIDENTIAL ZONE. THE PARCEL CONTAINS 0.70 ACRES WITH 142.62' OF FRONTAGE AND IS A CONFORMING BUILDABLE LOT AS PER ZONING. THE LOT DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AND A REGULATORY REVIEW IS NOT REQUIRED. A POTENTIAL VERNAL POOL IS LOCATED 140' SOUTHEASTERLY FROM THE PROPOSED WORK AREA.

THE EXISTING GAZEBO AND DECK WILL BE RAZED AND REPLACED WITH A NEW SMALLER DECK. THE AREA UNDER THE SUNROOM WILL BE LOWERED TO MATCH THE EXISTING FLOOR GRADE IN THE BASEMENT. A NEW SCREENROOM WILL BE BUILT UNDER THE EXISTING SUNROOM. A PATIO WILL BE CONSTRUCTED IN THE AREA UNDER THE EXISTING DECK AND THE PATIO WILL HAVE A PERVIOUS SURFACE.

ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. AN EROSION CONTROL BARRIER WILL DEPICT THE LIMIT OF WORK ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 22027



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: 9/7/22 Fee: \$25.00 Check #: _____

Applicant: SEAN D. BUSHE

Mailing Address: 15 COVE DRIVE STURBRIDGE, MA 01566

Phone #: 508-347-5136 Email Address: SEAN-AEC@CHARTER.NET

Lic. Professional/Agent: LEONARD S. JALBERT

Mailing Address: 54 MAIN STREET

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

Property Address: 15 COVE DRIVE

Property Owner: SEAN D. BUSHE

Mailing Address: 15 COVE DRIVE STURBRIDGE, MA 01566

Phone #: 508-736-6042 Email Address: SEAN-AEC@CHARTER.NET

Assessors Map # 25 Parcel # 15 Zoning Dist. SUB-RES

Deed Reference: 62446/94 Purchase Date: 5/22/2020

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:

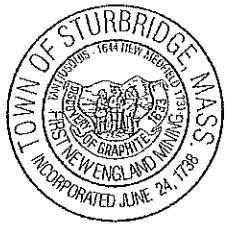
	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	21,780	30,492		30,492	
Minimum Frontage	125'	142.62'		142.62'	
Maximum % Lot Coverage	15%	15.75%		15.62%	
Minimum Front Setback	30'	152.63'		152.63'	
Minimum Side Setback	15'	7.1'	19.8'	7.1'	19.8'
Minimum Rear Setback	15'	28.62'		26.61'	
Maximum Mean Height Allowed	35'	28'		28'	
Maximum # of Stories	2	2		2	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	MUN	MUN
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUN	MUN
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	SWALES

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 SITE

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

LAND NORTHERLY OF THE SITE IS ALL SINGLE FAMILY RESIDENTIAL HOMES SITES. LAND SOUTHERLY OF THE SITE IS A COMMERCIAL DISTRICT WITH A HOTEL AND TWO COMMERCIAL BUILDING SITES.

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:

REMOVE EXISTING DECK AND GAZEBO IN THE REAR OF THE BUILDING AND REPLACE WITH A NEW DECK. NEW SCREENROOM UNDER THE EXISTING SUNROOM. SEE ENCLOSED LAYOUT FOR THE DECK AND SCREENROOM AREA.

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.

