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

TABLE OF CONTENTS

NARRATIVE

REQUEST FOR DETERMINATION

CERTIFIED PLOT PLAN

DEED

FILING FEE CHECK

CERTIFIED ABUTTERS LIST

PROOF PAID TAX

HOUSE PLANS

PROPOSED SITE PLAN 22027

NARRATIVE

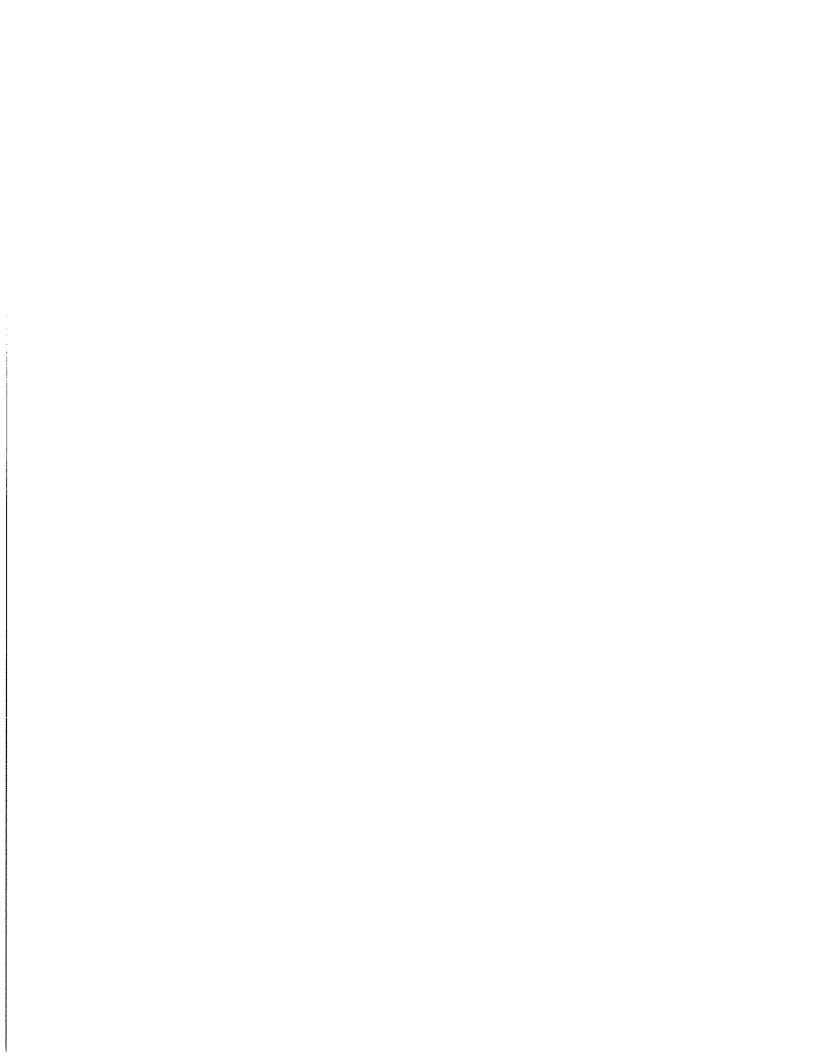
THE APPLICANT IS PROPOSING TO DO REVISIONS ON AN EXISTING HOME LOCATED AT 15 COVE DRIVE ON CEDAR LAKE IN STURBRIDGE. THE PARCEL IS IN PLAN BOOK 283, PLAN 25 AND SHOWN AS LOT 1 CONTAINING 0.70 ACRES. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 62446 PAGE 95.

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 IN 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





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: SEA	N D. BUSHE			
	15 COVE DRIVE	STURBRIDGE	, MA 015	566
0	347-5136		•	AEC@CHARTER.NET
Lic. Professional/	Agent: LEONARD	S. JAL;BERT		
	54 MAIN STREE			
Phone #: 508-3			s: LSJALBER	T@JALBERTENGINEERING.COM
Property Address:	15 COVE DRIVE			
	SEAN D. BUSHE			
Mailing Address:	15 COVE DRIVE	STURBRIDGE,	MA 015	66
Phone #: 508-7	36-6042	Email Addres	s: SEAN-A	AEC@CHARTER.NET
Assessors Map #		Parcel # 15		ing Dist. SUB-RES
Deed Reference:	62446/94	Purchase Date: 5	5/22/2020)
For Planning Department	Use Only:			

1|Page



Zoning Board of Appeals 301 Main Street Sturbridge, MA 01566

1. Complete the required, existing and proposed conditions:

	Zoning Requirements	t .	Existing Conditions		posed litions		
Minimum Lot Area	21,780	30,	30,492		30,492 30,492		492
Minimum Frontage	125'	142	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'	2	6.61'		
Maximum Mean Height Allowed	35'	28'		28'			
Maximum # of Stories	2	2	2		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

(i.e. sewers, ditches, swales or other means)	OVALLO	SVVALLS
2. Is this property presently compliant with	Title V?	
Yes No		

2 | Page

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Zoning Board of Appeals 301 Main Street Sturbridge, MA 01566

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 COMMERICAL
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.
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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.

Sonard Salbert, Agest	September 7,2022
Signature of Owner	Date
DETERMINA	TION
Based on the facts presented on this application. Hearing, the Zoning Board of Appeals, by major find that this application.	rity vote at its meeting on
Does not intensify the existing or create owner may apply for a building permit for the attached survey forthwith.	e additional non-conformities and the for the described activities as shown
The ZBA includes the following directive Inspector.	ves and clarifications to the Building
OF	8
Does increase the non-conforming natu	re and required a
Special Permit and/or	
Variance from the Zoning Board of App	peals
Zoning Board Chairman	Date

4 | Page