

REQUEST FOR DETERMINATION

PREPARED FOR:

SAMUEL H. & CARA M. GILBERT

FOR PROPERTY LOCATED ON:

242 BIG ALUM ROAD

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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PROOF PAID TAX

HOUSE PLANS

PROPOSED SITE PLAN 22049

NARRATIVE

THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOME LOCATED AT 242A BIG ALUM ROAD AND BUILD A NEW RESIDENCE TO CONNECT TO THE HOUSE LOCATED AT 242 BIG ALUM ROAD. CONSTRUCTION OF THE NEW HOME WILL BE LOCATED IN THE VICINITY OF THE EXISTING FOUNDATION. THE EXISTING PRIVATE WELL AND MUNICIPAL SEWER SYSTEM WILL BE USED. ALSO THE EXISTING DETACHED GARAGE AND TWO SHEDS WILL NOT BE REMOVED OR ALTERED.

ONE TREE LOCATED AT THE NORTHWEST CORNER OF THE PARCEL WILL BE REMOVED AND A NEW FRUIT TREE WILL BE PLANTED IN THAT AREA. THE DRIVEWAY FOR THE GARAGE WILL HAVE A PERVIOUS PAVED SURFACE. THE ROOF DRAINAGE WILL BE CONNECTED INTO STORMTECH SC-310 CHAMBERS WITH A PVC OVERFLOW.

THE DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 50967, PAGE 220 AND SHOWN AS PARCELS 2 AND 3 IN PLAN BOOK 622, PLAN 62 AT THE WORCESTER REGISTRY OF DEEDS. THE COMBINED PARCELS CONTAIN 29,550 SQFT. WITH 41 FEET OF FRONTAGE ON BIG ALUM LAKE.

THE EXISTING PROPERTY DOES NOT CONFORM TO CURRENT ZONING. A HEARING WILL BE HELD BY THE ZONING BOARD OF APPEALS AFTER APPROVAL OF THE SITE BY THE STURBRIDGE CONSERVATION COMMISSION.

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. 22049



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: 9/8/22 Fee: \$25.00 Check #: 32916

Applicant: SAMUEL H. & CARA M. GILBERT

Mailing Address: 242 BIG ALUM ROAD STURBRIDGE, MA 01518

Phone #: 617-851-0404 Email Address: CARAMGILBERT@GMAIL.COM

Lic. Professional/Agent: LEONARD S. JALBERT

Mailing Address: 54 MAIN STREET STURBRIDGE, MA 01566

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

Property Address: 242 BIG ALUM ROAD

Property Owner: SAMUEL H. & CARA M. GILBERT

Mailing Address: 242 BIG ALUM ROAD STURBRIDGE, MA 01518

Phone #: 617-851-0404 Email Address: CARAMGILBERT@GMAIL.COM

Assessors Map # 14 Parcel # 242 Zoning Dist. SUB RES

Deed Reference: 50967/220 Purchase Date: 5/31/13

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	29,550		29,550	
Minimum Frontage	125'	137'		137'	
Maximum % Lot Coverage	15%	10.15%		14.13%	
Minimum Front Setback	30'	8.76'		8.76	
Minimum Side Setback	15'	17.2'	8.76'	15.03'	8.76'
Minimum Rear Setback	15'	216.04'		190'	
Maximum Mean Height Allowed	35'	26'		30'	
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)	WELL	WELL
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUNicipal sewer	MUNicipal sewer
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:

THE LOT CONTAINS TWO HOUSES AND A GARAGE. THE HOUSES
WILL BE COMBINED TO FORM A SINGLE FAMILY RESIDENCE.

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

ALL PROPERTIES IN THE NEIGHBORHOOD ARE SINGLE FAMILY
HOMES SERVICED BY MUNICIPAL SEWER AND PRIVATE WELLS. THE
HOMES ARE WOOD FRAME STRUCTURES THAT ARE COMPATIBLE
WITH THE PROPOSED HOME.

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:

THE MAIN HOUSE WILL BE RAZED AND A NEW BUILDING WILL BE
BUILT TO BE COMBINED WITH THE SMALL COTTAGE AND FORM
ONE RESIDENTIAL STRUCTURE. THE SITE PLAN WAS SUBMITTED
TO THE CONSERVATION COMMITTEE AND WAS APPROVED ON
8/31/22

FOR DETAILS SEE THE BUILDING PLANS AND SITE PLAN

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.

Leonard A. Gilbert, Agent
Signature of Owner

September 8, 2022

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