

July 15, 2022

Jean M. Bubon, AICP, Town Planner
Zoning Board of Appeals
Town of Sturbridge
301 Main Street, 1st Floor
Sturbridge, MA 01566

**Re: ZBA – Petition for Variance – Russell Corriveau
Westwood Drive (Lot C Plan Book 962 Plan 72); Parcel ID: 678-02027-025**

Dear ZBA Members,

On behalf of the Applicant, Russell Corriveau, McClure Engineering, Inc. (McClure) is hereby submitting this Petition for Variance for Lot C Westwood Drive, Sturbridge, MA. The Site is an undeveloped 2.88 acre +/- lot within the Suburban Residential Zoning District, and shown as Lot C on Plan Book 962 Plan 72 as recorded at the Worcester Registry of Deeds. The Site has no wetlands and is not located in the 100-year flood plain based on Flood Insurance Rate Map (FIRM) Worcester County Massachusetts (All Jurisdictions) Community Panel 250337, Map Number 25027C0764E, Effective Date July 4, 2011.

A Variance is requested from Article/Section Section 300-15.13 Driveways which requires “All driveways shall access on the way on which legal frontage for that lot is established.”

The lot in question has frontage on both Westwood Drive and Cedar Street. The legal frontage (>125') is on Westwood Drive. Municipal water and sewer are located on both Westwood Drive (lower elevation, force sewer) and Cedar Street (higher elevation, gravity sewer.) Although access and a driveway is possible from Westwood Drive, the topography of the lot, the location of frontage (sight lines), and municipal utilities available suggest a driveway on Cedar Street (along with utility connections) would be the preferable means of accessing the site: less site work, less clearing (approximately 10,000 s.f.), less effect on stormwater, use of gravity sewer, higher water pressure, safer traffic maneuvering, etc.

The topography of the site would require considerably greater land disturbance and site work and therefore a greater financial hardship to construct a driveway from Westwood Drive rather than Cedar Street. This would also in turn have negative impacts on stormwater runoff from the site to Westwood Drive. It would also require the connection to a force sewer system rather than the gravity system on Cedar Street which is preferable, and due to elevation differences and existing water pressures, it would result in a lower water pressure than a connection to water on Cedar Street.

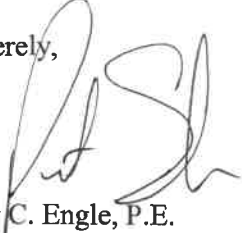
Both Cedar Street and Westwood Drive are heavily developed residential areas. The construction of a single family house and driveway on the property from Cedar Street rather than Westwood Drive will not be detrimental to the public good. Cedar Street provides for greater sight lines from the driveway as well (see plans and attached photos), and therefore added safety in terms of traffic maneuverability.

The proposed use of a single family home is allowed by right on the property (SR Zoning District). The property exceeds all of the dimensional requirements and all setbacks can easily be met with the proposed house location. The driveway access on the secondary frontage of Cedar Street rather than the legal frontage of Westwood Drive will not be detrimental to the purpose of the Bylaw.

The enclosed “ZBA Variance Request Plan Set” Lot C Westwood Drive, Sturbridge, MA 01566” prepared by McClure Engineering, Inc., date 7/15/22 provides the proposed construction of a single family home with driveways from both Westwood Drive and Cedar Street. We believe all other zoning requirements for the project will be in compliance with the current Town of Sturbridge Zoning By-Law.

Please contact me with any questions or if you need additional information at (508) 248-2005.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Engle', written over a vertical line.

Peter C. Engle, P.E.
Senior Engineer

Lot C Westwood Drive, Sturbridge, MA

View South from Cedar Street Frontage



View North from Cedar Street Frontage



Frontage on Cedar Street



Frontage on Cedar Street / Gravity Sewer Manhole



Lot C Westwood Drive, Sturbridge, MA

Frontage on Westwood Drive



Extreme Topography Directly Off Westwood Drive



View West from Westwood Drive Frontage



View East from Westwood Drive Frontage

