



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: _____ Fee: \$25.00 Check #: _____

Applicant: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Lic. Professional/Agent: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Assessors Map # _____ Parcel # _____ Zoning Dist. _____

Deed Reference: _____ Purchase Date: _____

For Planning Department Use Only:



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1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions		Proposed Conditions	
		LEFT	RIGHT	LEFT	RIGHT
Minimum Lot Area	32,670 SF	26,695 SF		26,695 SF	
Minimum Frontage	125 FT	—		—	
Maximum % Lot Coverage	15%	4.2%		4.0%	
Minimum Front Setback	30 FT	140 FT		129.6 FT	
Minimum Side Setback	15 FT	73 FT	14 FT	65.2 FT	24.3 FT
Minimum Rear Setback	15 FT	13 FT		26.3 FT	
Maximum Mean Height Allowed	35 FT	1 STORY		2 STORIES	
Maximum # of Stories	35 FT (2 STORIES)	1 STORY		2 STORIES	

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)	Municipal Sewage Disposal	Municipal Sewage Disposal
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 subject property currently consists of an existing single-family home with associated site improvements. Associated site improvements, include, but are not limited to a shed, gravel driveway, landscaping, etc.

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

The abutting properties and neighborhood all consist of additional residential locations. The surrounding zoning district's are all Suburban Residential (SR) and Rural Residential (RR) in nature.

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 applicant proposes the reconstruction of the existing single-family home located on the subject property, and associated site improvements. Please refer to the attached narrative addendum and the associated civil site plan and architectural drawings for greater detail.

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.

Tony Masuck Nanette Dubin
Signature of Owner

11/16/2022
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