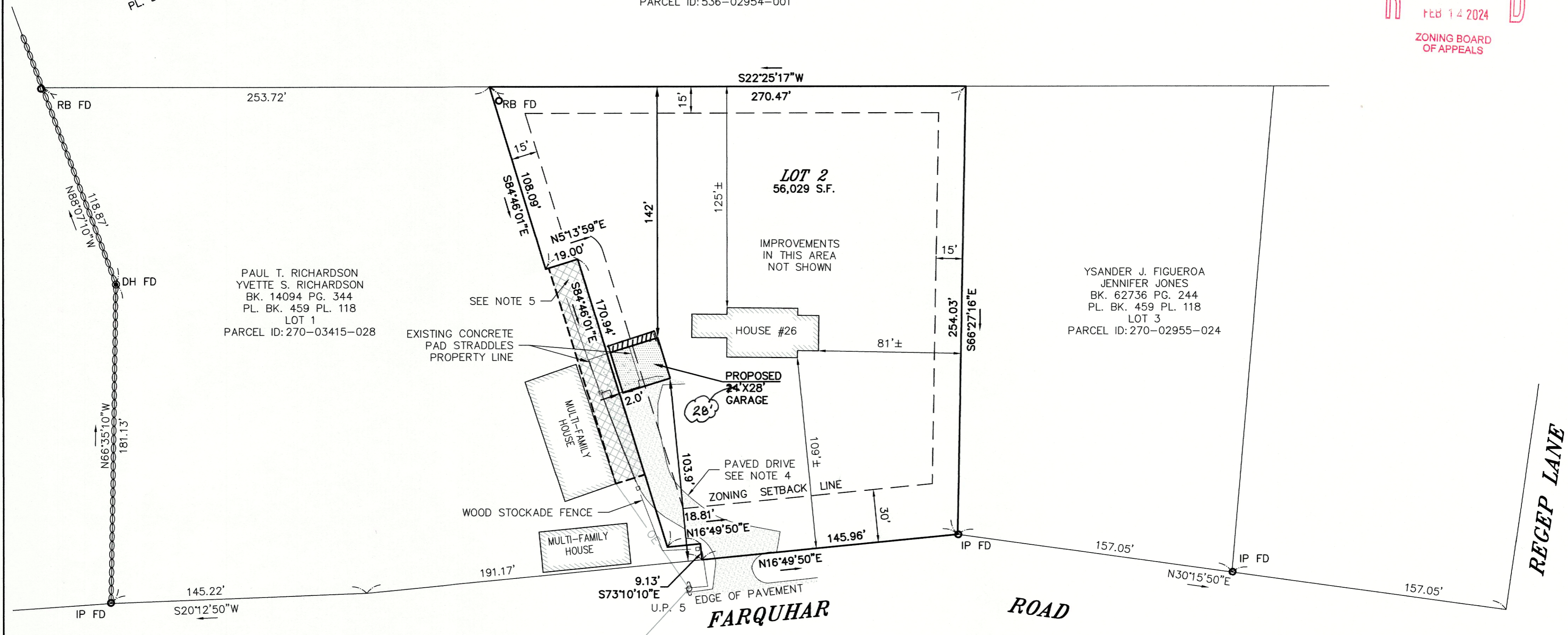


PL. BK. 459 PL. 118

EDWARD A. GALONEK REVOCABLE TRUST
 ANNA MAY GALONEK REVOCABLE TRUST
 BK. 60594 PG. 150
 PL. BK. 858 PL. 98
 LOT 5
 PARCEL ID: 536-02954-001

RECEIVED
 FEB 14 2024
 ZONING BOARD
 OF APPEALS



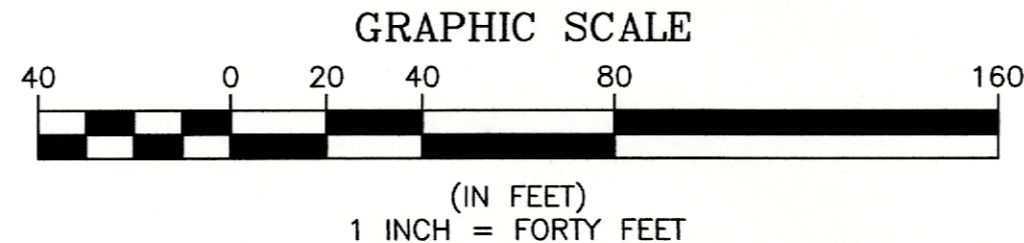
LEGEND

- FD FOUND
- IP IRON PIPE
- RB REINFORCING BAR
- DH DRILL HOLE
- ⊕ UTILITY POLE
- WOOD STOCKADE FENCE
- OE OVERHEAD WIRES
- ⊖ STONE WALL

TABLE OF DIMENSIONAL REQUIREMENTS
 TOWN OF STURBRIDGE—ZONING BY—LAW
 SR — SUBURBAN RESIDENTIAL DISTRICT

	MIN. LOT AREA (ACRE)	MIN. FRONTAGE (FEET)	MIN. FRONT YARD (FEET)	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. LOT COV. (PERCENT)	MAX. # BLDG STORIES	MIN. HABITABLE FL. AREA
ALLOWED	3/4*	125	30	15	15	15	2	750 S.F.
* 1/2 ACRE AREA ALLOWED IF LOT IS SERVICED BY TOWN WATER AND SEWER								
EXISTING	1.286	145.96	109	81**	125	3	2	<750 S.F.
**EXISTING CONCRETE PAD STRADDLES PROPERTY LINE AS SHOWN								
EXISTING	1.286	145.96	103	2'	125	4	2	NO CHANGE

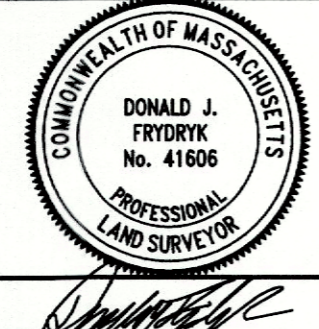
- NOTES:**
- OWNER OF RECORD: BLANCHARD FAMILY TRUST
 CHARLES T. BLANCHARD (TRUSTEE)
 MARY BLANCHARD (TRUSTEE)
 26 FARQUHAR ROAD
 STURBRIDGE, MA 01566
 - DEED REFERENCE: BK. 61110 PG. 361
 - PLAN REFERENCE: PL. BK. 459 PL. 118 LOT 2
 - SEE BK. 6661 PG. 256 FOR RIGHTS TO PASS AND REPASS OVER PAVED DRIVE FOR THE BENEFIT OF LOT 1
 - SEE BK. 6661 PG. 256 FOR RIGHTS TO MAINTAIN, PASS AND REPASS OVER A STRIP OF LAND FOR THE BENEFIT OF LOT 2
 - STURBRIDGE PARCEL ID: 270-03415-026
 - LAND IS ZONED SR — SUBURBAN RESIDENTIAL DISTRICT
 - THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY SHERMAN & FRYDRYK ON NOVEMBER 23, 2022 AND IS LIMITED TO THE AREA SHOWN



NO.	DATE	BY	REVISIONS
1	2/16/23	DJF	GARAGE SIZE 24'X28'
2	2/14/24	CTB	GARAGE SIZE 28'X28'

SHERMAN & FRYDRYK
 Land Surveying, Engineering & Scientists
 A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.
 3 Converse Street, Suite 203
 Palmer, MA 01069

FIELD WORK: PWS/TJC
 COMPS: KJM
 DRAFTING: KJM
 CHECKED: TRF
 APPROVED: DJF



SCALE:
 HORZ: 1"=40'
 VERT: N/A
 DATE: 12/08/2022

SPECIAL PERMIT PLAN
PROPOSED GARAGE
#26 FARQUHAR ROAD

PLAN OF LAND IN
STURBRIDGE, MA
 PREPARED FOR (OWNER)
BLANCHARD FAMILY TRUST

PROJECT NUMBER
 22204
SHEET NUMBER
 1 OF 1

3-3155-1