

**For Official Use:**

Date of Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_

File Number: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Completed: \_\_\_\_\_

Not Completed: \_\_\_\_\_

**Part A. General Information**

1. NAME OF REGISTERED OWNER TAYLOR STEDMAN  
Address 14 CEDAR LAKE DRIVE  
City STURBRIDGE State MA Zip Code 01566  
Telephone No. 781-724-8989  
Email Address taylorstedman@gmail.com

2. NAME OF APPLICANT/ AGENT (SAME)  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
Email Address \_\_\_\_\_

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):

Owner  Applicant/Agent

4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):

Copy of front page of deed  Parcel Registry

**Part B. Details of Application**

5. Location of Subject Property

Municipal Address: 14 CEDAR LAKE DRIVE  
 Lot(s): SINGLE LOT Plan: NO ASSOCIATED PLAN  
 Assessment Lot Number(s): 198-2427-014

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes  No

7. Existing use of Property: SINGLE FAMILY HOUSE  
ZONE SR (RESIDENTIAL)

8. Date of construction of all existing and proposed buildings and structures on the subject property:

| 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)              | GUTTERS & DOWNSPOUTS      | GUTTERS, DOWNSPOUTS & RAIN BARRELS |

9. Nature of Relief Requested:

300-18.2B PLUS

Special Permit pursuant to Article/Section ARTICLE IV § 300 4.3 of the Zoning

Ordinance/Bylaw which authorizes STURBRIDGE ZONING BOARD of Appeals to permit ACCESSORY STRUCTURES (PRIVATE GARAGE)

Detailed explanation of request:

CONSTRUCT A 2 BAY, PRIVATE, GARAGE FOR THE FAMILY VEHICLES.  
SEE THE NARRATIVE OF THE PROPOSED GARAGE PROCESS.

NOTE: WE RECEIVED APPROVAL FROM THE CONSERVATION COMMISSION AND HAVE RECEIVED AN ORDER OF CONDITIONS.

10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:

THE PROPOSED ACCESSORY (GARAGE) BUILDING ON THE NON-CONFORMING LOT WILL NOT BE A DETRIMENT TO THE NEIGHBORHOOD.

THE SCALE OF THE PROJECT IS IN KEEPING WITH THE NEIGHBORHOOD

A NATURAL BUFFER TO THE LAKE WILL BE ENHANCED.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

- NOT DETRIMENTAL TO THE NEIGHBORHOOD
- WON'T CREATE HAZARDS OR NUISANCES
- WON'T INCREASE PARKING OR TRAFFIC FLOW
- CONSISTANT WITH THE MASTER PLAN
- HEADLIGHT GLARE WILL BE DIMINISHED W/ GARAGE
- ROOF DRAINAGE WILL BE COLLECTED IN RAIN BARRELS
- STRUCTURE CONSTRUCTION IS IN KEEPING WITH THE NEIGHBORHOOD



**QUITCLAIM DEED**

**BARNEY'S PLACE, LLC, a Massachusetts Limited Liability Company,** hereinafter called Grantor, of Spencer, Massachusetts

for consideration paid and in full consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)**----- **DOLLARS**

grants to **TAYLOR STEDMAN, Individually,** of 14 Cedar Lake Drive, Sturbridge, Massachusetts 01566

with *QUITCLAIM COVENANTS,*

The land in Sturbridge, Worcester County, Massachusetts, together with the buildings thereon and all privileges and appurtenances thereto belonging, situated on Westerly shore of a cove in Cedar Lake, bounded and described as follows:

**BEGINNING** at the northwesterly corner thereof, at an iron pin on the easterly side of a driveway leading from Cedar Street easterly and southerly along the westerly shore of Cedar Lake, distant S. 20 ° 50' 30" West a distance of 78.8 feet from an iron pin at the southwesterly corner of land now or formerly of Emile A. Giroux et ux;

**THENCE** S. 53° 42' East by land now or formerly of Leona I. Greene a distance of 133.6 feet to an iron pin on the westerly shore of said cove in Cedar Lake;

**THENCE** Southerly along high water line in said cove of Cedar Lake about 88 feet to an iron pin;

**THENCE** N. 55° 02' West by land now or formerly of said Greene a distance of 76 feet to an iron pin on the westerly side of said driveway;

**THENCE** N. 15° 56' West along the westerly side of said driveway a distance of 75.8 feet;

**THENCE** N. 20° 50' 30" East crossing said driveway a distance of 45.6 feet to the point of beginning.

14 CEDAR LAKE DRIVE, STURBRIDGE, MASSACHUSETTS

| Parcel ID   | Owner   | Owner Address       | Owner City       | State | Zip   | Property Address       |
|---|---|---------------------|------------------|-------|-------|------------------------|
| 198-02437-024   | CANTARA NICHOLAS W  | 24 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 24 CEDAR LAKE DRIVE    |
| 198-02427-008   | CHARETTE DANIEL R   | 8 CEDAR LAKE DRIVE  | STURBRIDGE       | MA    | 01566 | 8 CEDAR LAKE DRIVE     |
| 198-02427-010   | CIECIERSKI LUKAS  | 10 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 10 CEDAR LAKE DRIVE    |
| 198-02437-022   | DOBSON ALFRED T   | 22 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 22 CEDAR LAKE DRIVE    |
| 198-02427-002   | DROGUE MARIE R (LT)   | 2 CEDAR LAKE DRIVE  | STURBRIDGE       | MA    | 01566 | 2 CEDAR LAKE DRIVE     |
| 198-02437-016   | EVENSEN ERIK M  | PO BOX 1508         | MANCHESTER       | CT    | 06045 | 16 CEDAR LAKE DRIVE    |
| 200-02427-012   | GAGNON HELEN D  | 42 WOODLAWN DRIVE   | STURBRIDGE       | MA    | 01566 | 12 CEDAR POND ROAD     |
| 198-02427-012   | JEZNACH GARY F  | 12 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 12 CEDAR LAKE DRIVE    |
| 198-02437-030   | K D REALTY INC  | 102 PEACHSTONE GLEN | WEST SPRINGFIELD | MA    | 01089 | 30 CEDAR LAKE DRIVE    |
| 200-02427-014   | MCLEAN ALINE R  | PO BOX 227          | BRIMFIELD        | MA    | 01010 | 14 CEDAR POND ROAD     |
| 198-02427-006   | MORSE CARRIE E  | 6 CEDAR LAKE DRIVE  | STURBRIDGE       | MA    | 01566 | 6 CEDAR LAKE DRIVE     |
| 198-02437-020   | OXMAN BRIAN   | 20 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 20 CEDAR LAKE DRIVE    |
| 198-02437-028   | PARTLOW CAROLYN M TRUSTEE   | 28 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 28 CEDAR LAKE DRIVE    |
| 180-02444-045   | TOWN OF STURBRIDGE  | 308 MAIN STREET     | STURBRIDGE       | MA    | 01566 | 45 BURGESS SCHOOL ROAD |
| 198-02437-026   | TREMBLAY GARY & KATHRYN M TR  | 26 CEDAR LAKE DRIVE | STURBRIDGE       | MA    | 01566 | 26 CEDAR LAKE DRIVE    |
|   |   |                     |                  |       |       |                        |
|   | BOARD OF ASSESSORS  |                     |                  |       |       |                        |
| Above persons listed are record owners as they appear on the most recent applicable tax list. |   |                     |                  |       |       |                        |
| Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11   |   |                     |                  |       |       |                        |
|   |   |                     |                  |       |       |                        |
| Abutters List -   | Planning/Zoning Board - 300'  |                     |                  |       |       |                        |
| RE: 14 CEDAR LAKE DRIVE   |   |                     |                  |       |       |                        |
| Certified Copy  |   |                     |                  |       |       |                        |
| Assessor:   |  |                     |                  |       |       |                        |
| Date:   | 12/20/2022  |                     |                  |       |       |                        |
|   |   |                     |                  |       |       |                        |
|   |   |                     |                  |       |       |                        |
|   |   |                     |                  |       |       |                        |
|   |   |                     |                  |       |       |                        |