

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 The Blanchard Family Trust
Address 26 Farquhar Road
City Sturbridge State MA Zip Code 01566
Telephone No. (774) 289-3071
Email Address chasblanchard@msn.com

2. NAME OF APPLICANT/ AGENT Charles T. Blanchard, Trustee
Address 26 Farquhar Road
City Sturbridge State MA Zip Code 01566
Telephone No. (774) 289-3071
Email Address chasblanchard@msn.com

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: 26 Farquhar Road

Lot(s): 2 Plan: PL. BK. 459 PL. 18

Assessment Lot Number(s): _____

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 Home

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)	X	
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	X	
Type of storm drainage (i.e. sewers, ditches, swales or other means)	X	

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 300-15.2; 300-18.2 of the Zoning Ordinance/Bylaw which authorizes The Zoning Board of Appeals to permit the extention, change or alteration of a pre-existing structure.

Detailed explanation of request:

Please see attached sheet.

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 use of the existing structure is not more detrimental to the neighborhood than the existing non-conforming condition, in fact it may provide additional privacy to the two apartments closest to the location of the proposed garage.

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

The proposed garage will be located on an existing concrete pad and will provide an accessory structure for the existing single family home. The garage will be in character with the property and the surrounding residential neighborhood. Since the pad is already existing, no new non-conformities will be created as a result of the construction of this garage,

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Zoning Board of Appeals review this application for Special Permit and/or Finding, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Regulations of the Zoning Board of Appeals of the Town of Sturbridge.

Charles T. Blanchard
Signature of Applicant

12/22/22
Date

AUTHORIZATION (Must be signed by owner)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.

Charles T. Blanchard
Signature of Owner

12/22/22
Date

If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: _____

Address of Representative: _____

Telephone No.: _____

Relationship of representative to owner or applicant: _____

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

Incomplete applications will be automatically rejected and returned to the applicant.

Applications should be submitted to:

Town of Sturbridge Planning Department
Center Office Building
301 Main Street
Sturbridge, MA, 01566
508-347-2508

Applicants are *strongly* encouraged to schedule a submitted meeting with the Town Planner.

Special Permit Application – 26 Farquhar Road

Nature of Relief Requested:

The residence at 26 Farquhar Road was built in 1880 on a 140-acre parcel then known as “The Farquhar Farm” near a horse barn and a cow barn built circa 1850 as described in the attached Form B Historical Survey completed in 2019.

In 1959 the barns were converted into a dwelling house and a Nursing Home (later converted into a two-family home and apartments) and a garage was built between the 1880 house and the Nursing Home.

In 1979 the parcel was divided into two lots, 26 and 28 Farquhar Road as shown in Plan Book 459 Plan 118.

The garage between the 1880 house and the apartments had burned, leaving only the concrete pad. Our initial Purchase and Sale agreement for Lot #2 had the property line with Lot #1 along the edge of the driveway, but the Seller’s attorney requested that this be changed to provide the required 15-foot setback, so the line was adjusted along with an easement allowing us to maintain, pass and repass over this strip of land.

Over 30 years ago we were given approval from the previous owner of Lot #1 to place a stockade fence along the edge of the driveway as shown on the Special Permit Plan. This fence has been jointly maintained by us and the present owner of Lot #1.

We would like to rebuild the garage at the end of our existing driveway utilizing as much as possible of the existing concrete pad. The pad would be extended to allow the garage to be built entirely on our property with a 2-foot setback from the property line with Lot # 1.