

SPECIAL PERMIT APPLICATION

RECEIVED
JAN 03 2023

ZONING BOARD
OF APPEALS

PREPARED FOR:

ROBERT M. & LISA A. MUSCARO

FOR PROPERTY LOCATED ON:

72 & 72A PARADISE LANE

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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NARRATIVE

THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOUSE LOCATED AT 72 PARADISE LANE ON BIG ALUM AND BUILD A NEW HOME ON THE SITE. THE PARCEL SHOWN IS IN PLAN BOOK 58, PLAN 34 AT THE WORCESTER REGISTRY OF DEEDS. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 38862, PAGE 64.

THE EXISTING HOUSE WAS BUILT IN 1940 WITH THREE BEDROOMS AND THE NEW HOUSE WILL ALSO HAVE THREE BEDROOMS. THE EXISTING PRIVATE WELL WILL BE USED AND THE SEWAGE DISPOSAL SYSTEM WILL BE CONNECTED TO THE EXISTING MUNICIPAL SYSTEM ON THE SITE. THE LOT DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE. THE SHORE AREA WILL NOT BE DISTURBED.

THE PARCEL CONFORMED TO ZONING WHEN CREATED, HOWEVER A PUBLIC HEARING WILL BE HELD BY THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT BECAUSE OF THE ROAD SETBACK AND COVERAGE AFTER APPROVAL OF THE STURBRIDGE CONSERVATION COMMISSION.

STORMTECH SC-310 CHAMBERS WILL BE INSTALLED TO PROVIDE DRAINAGE COLLECTION FOR THE SITE AND ROOF RUNOFF. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. THE EROSION CONTROL BARRIER WILL BE INSTALLED PRIOR TO CONSTRUCTION AND WILL DEPICT THE LIMIT OF WORK AT THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21108 for additional information.

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 ROBERT & LISA MUSCARO
Address 7 MONROE ROAD
City WELLESLEY State MA Zip Code 02481
Telephone No. 617-232-9850
Email Address RM.GROTHCO@GMAIL.COM

2. NAME OF APPLICANT/ AGENT LEONARD S. JALBERT, P.E.
Address 54 MAIN STREET
City STURBRIDGE State MA Zip Code 01566
Telephone No. 508-347-5136
Email Address LSJALBERT&JALBERTENGINEERING.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: 72 & 7A PARADISE LANE

Lot(s): 41 & ELY HALF OF 42 Plan: 58/34

Assessment Lot Number(s): 505-09E42-072 & 72A

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 RESIDENTIAL 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)	WELL	N/C
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUNICIPAL	N/C
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	STORMTECH CHAMBERS

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 300-15.2 (A-E) of the Zoning

Ordinance/Bylaw which authorizes ZONING BOARD OF APPEALS

to permit TO BUILD A NEW HOME

Detailed explanation of request:

RAZE THE EXISTING STRUCTURE AND REPLACE WITH A SINGLE
FAMILY HOME AS SHOWN ON PLAN # 21098 BY JALBERT ENG, INC
DATED 4/7/22. CONSERVATION ORDER OF CONDITIONS WAS
APPROVED 12/8/22

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 NEW HOME WILL BE CONSTRUCTED 24.8' FROM PARADISE
LANE BECAUSE OF CONSERVATION RESTRICTIONS. ALL OTHER
REGULATIONS FOR THE STRUCTURE WILL NOT INTENSIFY THE
EXISTING NONCONFORMITIES. THE FRONTAGE ON THE PARCEL
IS 100' AND THE AREA IS 9,582SQ.FT WITH THE NEW COVERAGE
BEING 14.63%

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

THE USE WILL NOT BE DETRIMENTAL TO THE EXISTING PERMITTED
USES. THE SINGLE FAMILY HOME WILL BE CONSISTENT WITH
THE COMPREHENSIVE PLAN AND DEVELOPMENT OF THE AREA.
THE DESIRABLE RELIEF HAS NO DETRIMENT TO THE PUBLIC
GOOD AND DOES NOT DEROGATE FROM THE INTENT OR PURPOSE
OF THE REGULATIONS.

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.

Leonard S. Jalbert 12-14-2022
Signature of Applicant 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.

David M. [Signature] 12-18-2022
Signature of Owner Date

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

Name of Representative: LEONARD S. JALBERT, P.E.

Address of Representative: 54 MAIN ST STURBRIDGE MA 01566

Telephone No.: 508-347-5136

Relationship of representative to owner or applicant: AGENT

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.