

SPECIAL PERMIT APPLICATION

R E C E I V E **D**
JAN 03 2023
ZONING BOARD
OF APPEALS

PREPARED FOR:

STEVEN B. & MARCY L. REED

FOR PROPERTY LOCATED ON:

88 SOUTH SHORE DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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NARRATIVE

THE APPLICANT IS PROPOSING TO RENOVATE THE EXISTING COTTAGE LOCATED AT 88 SOUTH SHORE DRIVE ON SOUTH POND AND ADD AN ADDITION TO THE HOME ON THE SITE. THE PARCEL SHOWN IS IN PLAN BOOK 249, PLAN 70 AT THE WORCESTER REGISTRY OF DEEDS. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 65534 PAGE 7.

THE EXISTING PRIVATE WELL AT THE SITE WILL BE USED AND A NEW SEPTIC SYSTEM WILL BE INSTALLED. THE PARCEL CONTAINS 13,503 SQFT. WITH 110' OF FRONTAGE ON SOUTH POND AND 103' ON SOUTH SHORE DRIVE. THE WESTERLY PORTION OF THE PARCEL IS WITHIN THE 200' LIMIT OF THE RIPARIAN ZONE, AND PRESENTLY FULLY DEVELOPED. A CERTIFIED VERNAL POOL IS LOCATED ON THE SOUTHERLY SIDE OF SOUTH SHORE DRIVE. THE LOT DOES LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AND A REQUEST FOR A REGULATORY REVIEW OF THE SITE WAS SENT TO NHESP.

THE PARCEL CONFORMED TO ZONING WHEN CREATED AND THE RESIDENCE CONFORMS TO ZONING. THE EXISTING LOT DOES NOT CONFORM TO CURRENT ZONING BYLAW. A HEARING FOR A SPECIAL PERMIT WITH THE ZONING BOARD OF APPEALS WILL BE HELD AFTER APPROVAL OF THE SITE BY THE STURBRIDGE CONSERVATION COMMISSION.

A TRACMAT WILL BE CONSTRUCTED IN THE VICINITY OF THE PROPOSED DRIVEWAY AND WILL BE REMOVED UPON COMPLETION OF ALL SITE WORK. A 55 GALLON SPILL KIT WILL BE PLACED AS SHOWN ON THE SITE PLAN. 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. AN EROSION CONTROL BARRIER WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND WILL DEPICT THE LIMIT OF WORK ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21046 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 STEPHEN & MARCY REED
Address 84 SOUTH SHORE DRIVE
City STURBRIDGE State MA Zip Code 01566
Telephone No. 978-505-8243
Email Address MARCYREED23@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: 88 SOUTH SHORE DRIVE
 Lot(s): 30 & 31 Plan: 249/70
 Assessment Lot Number(s): 598/00625/088

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)	SEPTIC	N/C
Type of storm drainage (i.e. sewers, ditches, swales or other means)	SWALES	N/C

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 ALTERATION TO AN EXISTING STRUCTURE WITH AN ADDITION

Detailed explanation of request:

THE EXISITNG BUILDING WILL BE RENOVATED AND AN ADDITION WILL BE ATTACHED TO THE EXISTING STRUCTURE TO ALLOW FOR A ONE STORY HOME AND A ATTACHED GARAGE AS SHOWN ON PLAN # 21046. THE SITE WAS APPROVED BY THE CONSERVATION

COMMISSION ON 11/22/22

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 ADDITION WILL CONFORM WITH THE ZONING REGULATION SETBACKS ON THE SIDELINES, REAR AND FRONT OF THE ADDITION WILL CONFORM TO PRESENT REGULATIONS FOR THE ZONE.

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

THE LOCATION OF THE NEW HOME, NATURE AND HEIGHT OF THE BUILDING AND LANDSCAPING WILL NOT HINDER OR DISCOURAGE THE NEIGHBORHOOD. THE BUILDING WILL BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND WILL BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.

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 12/16/22
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.

Mary Reed 12/28/22
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.

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.