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ZONING BOARD  
OF APPEALS

SPECIAL PERMIT APPLICATION

PREPARED FOR

JANE E. & TIMOTHY R. Seitz

PROPERTY LOCATED

97 SHORE ROAD

STURBRIDGE, MA

JALBERT ENGINEERING, INC.

7 OLD VILLAGE ROAD

STURBRIDGE, MA 01566

JOB NUMBER 22063

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NARRATIVE

SPECIAL PERMIT APPLICATION

PROPERTY REFERENCE

FILING FEE

CERTIFIED ABUTTERS LIST

HOUSE PLANS

PROPOSED SITE PLAN NUMBER 22063

DEVELAMENT NARRATIVE FOR SITE DELEVOPMENT

The Owners are proposing to rAISE THE EXISTING HOME AND TO INSTALL A TWO STORY STRUCTURE WITH AN ATTACHED SECOND STORY ENCLOSED PORCH. THE PORCH AREA WILL BE SUPPORTED ON PIERS. THE AREA UNDER THE PORCH WILL HAVE A CRUSHED STONE FINISH WITH ACCESS TO THE BASEMENT.

THE NEW STRUCTURE WAS APPROVED BY THE CONSERVATION COMMISSION. GRADING ON THE SITE WILL BE CONDUCTED BY HOLDING THE EXISTING CONTOURS. NO ADDITIONAL DRAINAGE WILL BE BE NECESSARY.

A NEW WELL WILL BE INSTALLED AND THE EXISTING TOWN SEWER SYSTEM WILL BE USED.

TWO NEW FRUIT TREES WILL BE INSTALLED IN THE VICINITY OF THE NORTH EAST CORNER OF THE LOT. A NEW LAWN WILL BE INSTALLED AND THE DRIVEWAY WILL BE PAVED.

# WAIVER REQUEST

THE OWNERS HAVE THE DESIRE TO RAZE AND REBUILD THE EXISTING STRUCTURE WITH A NEW MORE EFFICIENT ENERGY SAVING STRUCTURE THAT COULD BE USED YEAR ROUND. THE CONSTRUCTION OF THE HOUSE WILL BE WITHIN THE EXISTING LAYOUT OF THE CURRENT HOME. THERE WILL BE AN ADDITIONAL ENCLOSED PORCH ON THE REAR OF THE HOME WITHIN THE 50' LAKE BUFFER. THIS ADDITION WILL BE ON PIERS AND WILL HAVE NO ALTERATION OF GRADES WITHIN THE PORCH AREA. THE AREA UNDER THE PORCH WILL BE PROTECTED WITH A 4" LAYER OF ¾" WASHED STONE.

THE EXISTING AREA AND VEGETATION AT THE WESTERLY END OF THE PORCH WILL NOT BE CHANGED AND WILL REMAIN IN ITS CURRENT STATE. WHILE REMOVAL OF THE 220 SQFT. IMPERVIOUS PATIO WILL ALLOW FOR MORE INFILTRATION OF GROUNDWATER. NO CHANGES WILL TAKE PLACE TO THE SHORELINE.

ALL DISTURBED AREAS WILL BE LOAMED AND SEEDED.

WE ARE REQUESTING THE ALLOWANCE OF THE PORCH TO BE WITHIN THE 50' BUFFER ZONE.

Please refer to the Jalbert Engineering, Inc. Design plan 22063  
Jane E. & Timothy R. Seitz

**NOTE: FOR CONSERVATION APPROVAL TO ALLOW THE PORCH TO BE BUILT  
WITHIN 50' OF THE SHORE LINE.**

**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 Jane E. & Timothy R. Seitz

Address 17 Howard Street

City Enfield State CT Zip Code 06082

Telephone No. 1-413-439-5869

Email Address \_\_\_\_\_

2. NAME OF APPLICANT/ AGENT Leonard S. Jalbert, P.E.

Address 7 Old Village Road

City Sturbridge State MA Zip Code 01566

Telephone No. 1-508-347-7824

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: 97 Shore Road

Lot(s): LOT 10 Plan: Plan 164, Page 3

Assessment Lot Number(s): 578-21E33-097

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: Built in 1961

1961

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)	town seage	Town sewage
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Sheet flow	Sheet flow

9. Nature of Relief Requested: Art. XV XV111 300-18.2  
Art. XV 300-15.2A

Special Permit pursuant to Article/Section \_\_\_\_\_ of the Zoning

Ordinance/Bylaw which authorizes Zoning board of Appeals

to permit New construction for residential home

Detailed explanation of request:

See enclosed building plans

\_\_\_\_\_

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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:

All the homes in the area are single family residential homes.  
The area is completely developed with residential home.  
The addition will be located on the second story and will not create any new lot coverage. The site was approved by the Conservation Committee.

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

The existing home is being replaced with the new home being built within the existing foundation. The second story addition will conform with the present zoning setbacks.

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**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                      April 19, 2024  
Signature of Applicant                      Date

Leonard S. Jalbert, Agent for Seitz

**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.

Timothy Seitz                                      04/19/2024  
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: 7 Old Village Road, Sturbridge, MA 01566

Telephone No.: 1-508-347-7824

Relationship of representative to owner or applicant: Consultant

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.