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TOWN OF STURBRIDGE
~~ZONING~~ BOARD *fb*

For Official Use:

Date of Receipt: 3/14/2022
File Number: _____
Completed: _____

Received By: 3-14-2022 ymb.
Date of Approval: _____
Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER Deidre M. Galasso
Address 18 Camp Road
City Sturbridge State MA Zip Code 01518
Telephone No. 774 230-3274
Email Address Dmdiliddo@gmail.com

2. NAME OF APPLICANT/ AGENT Rachel and Robert Galasso
Address 182 Chapel Street
City Leicester State MA Zip Code 01524
Telephone No. Rachel(Contact Person) 508 641-0983
Email Address rcgalasso65@yahoo.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: 18 Camp Road

Lot(s): n/a Plan: n/a

Assessment Lot Number(s): 190-02314-018

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 Dwelling with a Two Car Garage under.

Existing house built in 1975.

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)	Private Septic System	Private Septic System
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Gutters and Swales	Gutters and swales

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section XI/11.1-11.6 of the Zoning Ordinance/Bylaw which authorizes Sturbridge Zoning Board of Appeals to permit Accessory Dwelling Units

Detailed explanation of request:

Rachel and Robert Galasso are the mother in law and father in law to Deidre Galasso, the owner of the property. Deidre is married to Shaun Galasso who is Rachel and Bob Galasso's only child.

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:

Please see attached Special Permit Narrative.

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

Please see attached Special Permit Narrative.

Special Permit Narrative details how the Application will meet or exceed all of the Special Permit Accessory Dwelling Standards.

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.

Rachel J. G. Lasser
Signature of Applicant

March 8, 2022
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.

Reiche Galarraga
Signature of Owner

3/10/22
Date

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

Name of Representative: Ronald P. DeSantis CBO/LCS

Address of Representative: 40 Harwood Street, Oxford, MA.

Telephone No.: Mobile # 508 981-0800

Relationship of representative to owner or applicant: Lifetime Friend/Advisor

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.

18 CAMP DRIVE SPECIAL PERMIT NARRATIVE

Accessory Dwelling Standards

- A. The accessory unit shall clearly be subordinate in size to the single family dwelling.

The existing single family dwelling has 2,508 square feet of living area. The proposed Accessory Dwelling will have 1,472 square feet of living area. The proposed Accessory Dwelling will have 1,036 square feet less than the existing single family dwelling. The proposed Accessory Dwelling will have 41% less living area than the existing single family dwelling. The proposed Accessory Dwelling is clearly subordinate in size to the single family dwelling.

- B. The accessory unit will be a complete, separate housekeeping unit that functions as a separate unit from the original unit.

The accessory unit will contain one master bedroom, one and one half bathrooms, a home office, a laundry room, and an open floor plan with a kitchen, dining area, and living room combined. The accessory unit will therefore function as a complete separate housekeeping unit.

- C. Only one accessory unit shall be created. This accessory unit shall be either within the single family dwelling or an attached accessory structure.

The accessory unit will be built as an attached accessory structure to the existing single family dwelling.

- D. The owner(s) of the property on which the accessory dwelling unit is located, either within the principal single family dwelling or in an accessory structure on the same lot, shall occupy at least one of the dwelling units on the premises except for bona fide temporary absences.

The owner(s) of the property shall continue to live in the existing single family dwelling both before and after the accessory dwelling unit is constructed,

- E. This standard is not applicable to this proposal.

F. When the accessory dwelling unit is created in an accessory structure, the exterior appearance shall be visibly compatible with the primary dwelling and the character of the neighborhood,

The accessory dwelling exterior appearance will be visibly compatible with the primary dwelling as far as exterior elevations on all four sides, type of windows and doors including garage overhead doors and exterior doors, type of roofing materials, type of siding materials, and maintaining a similar exterior grading plan to blend in nicely with the existing grade.

G. An addition to the original building is permitted, provided the addition will not alter the character of the building.

As stated in F. above the addition is being designed so that the addition will be compatible with the look and quality of materials on the exterior as the original building.

H. Parking shall be provided as required by section 300-16.11 of this bylaw. Parking spaces shall be located to the side or the rear of the structure to the extent feasible.

Proposed parking spaces for the accessory dwelling unit shall be contained within the proposed three car garage at front grade level similar to the two car garage on the existing dwelling unit. There will be no proposed exterior parking for the accessory dwelling unit. Because of the existing grade it would not be feasible to park on the side or the rear of the accessory dwelling unit,

I. A sanitarian or professional engineer, registered with the Commonwealth of Massachusetts, has certified that the existing or proposed improvements to new or existing sewage disposal systems are adequate and in accordance with 310 CMR 15.000, the State Environmental Code, Title 5.

Please see attached certification from Registered Sanitarian.

J. The construction of any accessory apartment must be in conformity with the State Building Code.

The proposed accessory apartment has been designed to meet or exceed all of the requirements of the Massachusetts State Building Code.

Therefore the applicant feels that all of the Accessory Dwelling unit standards have been met or exceeded and prays that the Special Permit application to the Zoning Board of Appeals be approved for construction.

Ronald P. DeSantis
Certified Building Commissioner #BO-0625
Licensed Construction Supervisor #CS-016292

OWNERS REPRESENTATIVE CITY AND TOWN POSITIONS

Inspector of Buildings/Zoning Enforcement Officer, Town of Millbury, MA., December 2005 to June 2008.

Inspector of Buildings/Zoning Enforcement Officer, Town of Grafton MA., December 2002 to November 2005.

Inspector of Buildings/Zoning Enforcement Officer, Town of Leicester, MA., July 1999 to November 2002.

Housing Rehabilitation Specialist, City of Marlborough, MA., March 1991 to June 1999.

Assistant Building Inspector, City of Marlborough, MA., September 1992 to September 1994.

Inspector of Buildings/Code Enforcement Officer/Zoning Enforcement Officer, Town of Auburn, MA., June 1983 to June 1984.

Housing Rehabilitation Specialist, Town of Ware, MA., October 1982 to May 1983.

Inspector of Buildings/Zoning Enforcement Officer, Town of Oxford, MA., June 1979 to September 1982.

Assistant Building Inspector, Town of Oxford, MA., June 1978 to May 1979.

Housing Rehabilitation Specialist, Town of Oxford, MA., December 1977 to January 1981.

FEDERAL POSITION

Building Compliance Inspector, Veterans Administration Regional Office, Manchester, N.H., August 1980 to December 1995 (All of Worcester County).

STATE CERTIFICATIONS

Certified Building Official and Licensed Construction Supervisor.