

EXISTING GRADE, INC.
Land Surveyors - Civil Engineers

Request for Determination
for
186 Lake Road
Proposed Rear Deck Roof Covering
Sturbridge, Massachusetts

Prepared for:

Mark and Barbara Smith
19480 Mammoth Drive
Bend, Oregon 97702

Prepared by:

Existing Grade, Inc.
62 Riedell Road
Douglas, Massachusetts 01516

April 16, 2019
EGI Project No. 1782

62 Riedell Road
Douglas, MA 01516
(508) 737-7920

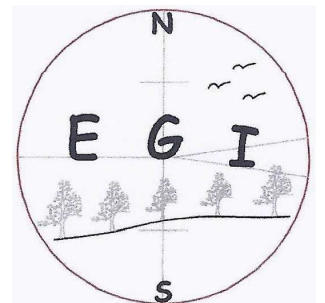


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REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLINGS
(2013)

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner _____
 Property Address _____
 Mailing Address _____
 Telephone _____ Email _____
 Deed Reference _____ Purchase Date _____
 Assessor's Map # _____ \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District _____

| | Zoning Requirements | Existing Conditions | | Proposed Conditions | |
|------------------------------|---------------------|---------------------|--|---------------------|--|
| Minimum Lot Area | | | | | |
| Minimum Frontage | | | | | |
| Maximum % Lot Coverage | | | | | |
| Minimum Front Setback | | | | | |
| Minimum Side Setbacks | | | | | |
| Minimum Rear Setback | | | | | |
| Maximum Mean Height Allowed | | | | | |
| Maximum # of Stories Allowed | | | | | |

| Services available to the subject property: | Existing | Proposed |
|--|----------|----------|
| Type of water services (i.e. municipal water or private well) | | |
| Type of sewage disposal (i.e. municipal sewage disposal or private septic system) | | |
| Type of storm drainage (i.e. sewers, ditches, swales or other means) | | |

2. Is this property presently compliant with Title V?

Yes No

3. Attach the following and check off:

_____ A Plot Plan Survey, prepared by a Massachusetts licensed land surveyor, including lot lines, a foundation survey of all existing structures and proposed new structures, with setbacks; and the location of wells, septic fields or septic systems.

_____ A current abutter's list, available from the Town Assessor's Office.

_____ A certificate of Taxes Paid from the Director of Taxes.

4. Describe the current usage of this lot:

5. Describe the character of the abutting properties, neighborhood and zoning district: _____

6. Describe the proposed construction, identifying all items for which a building permit will be applied, including any demolition, reconstruction and new construction, the location and description of any footprint additions, additional

floors, accessory attached or unattached buildings, driveways, lot clearings and plantings. _____

NOTE TO THE APPLICANT: This ZBA Determination is valid only for those construction activities identified on this application. Any additional building permit applications or activities relating to this property will nullify any determinations under this application. Any misstatement of facts in the application may be grounds for nullification and revocation of the determination. The applicant is responsible for the cost of Public Hearing Notices, to be paid at the Hearing.

Zachary Gless

Signature of Owner
(Representative)

Date

DETERMINATION

Based on the facts presented on this application and after a Site Inspection and Public Hearing, the Zoning Board of Appeals, by majority vote at its meeting on

_____ find that this application:

___ Does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities as shown on the attached survey forthwith.

___ The ZBA includes the following directives and clarifications to the Building Inspector

OR

___ Does increase the non-conforming nature and requires a

___ Special Permit and a

___ Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

EXISTING GRADE, INC.

Land Surveyors - Civil Engineers

April 16, 2019

Sturbridge Zoning Board of Appeals
Center Office Building
301 Main Street
Sturbridge, Massachusetts 01566

RE: *Narrative for Request for Determination*
Mark and Barbara Smith
186 Lake Road – Proposed Deck Roof/Covering
Sturbridge, Massachusetts

Sturbridge Zoning Board of Appeals Members:

This letter serves to provide supporting documentation and narrative regarding the Request for Determination (RFD) application for Mark and Barbara Smith (Proponent) at their property located at 186 Lake Road Sturbridge, MA. The RFD is being submitted to obtain a building permit for the construction of a roof cover over the existing rear deck facing Big Alum Pond.

The current parcel serves a single family residential structure and is serviced by a private well and septic system. The parcel is a preexisting non-conforming lot in regards to total lot area and existing rear setback. The parcel is sited within the Suburban Residential Zone (SR) and contains 20,510 square feet, which is less than the required 32,760 square feet and has an existing rear setback of 11.7 feet (15' required). The Proponent wishes to construct a roof over the existing rear deck and will not be increasing any of the existing property line setbacks or current lot coverage. No expansion or demolition of any existing structure is being proposed with this application.

The project has been before the Sturbridge Conservation Commission (DEP#300-1009) and received approval at the April 5, 2018 scheduled meeting. The project will also involve the installation of a subsurface Cultec infiltration system to capture and recharge any runoff from the proposed roof as well as various plantings along the northwestern waterfront property line.

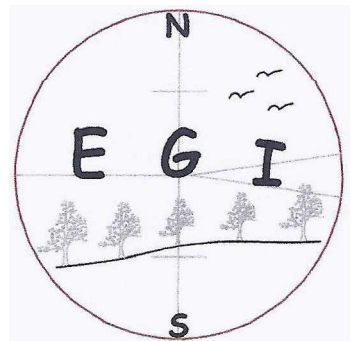
Please refer to the proposed site plan entitled "Proposed Screening of Existing Deck for 186 Lake Road, Sturbridge, Massachusetts" prepared by Existing Grade, Inc, dated March 14, 2018 for further details and information.

EXISTING GRADE INC.

Zachary Gless

Zachary Gless
Vice-President

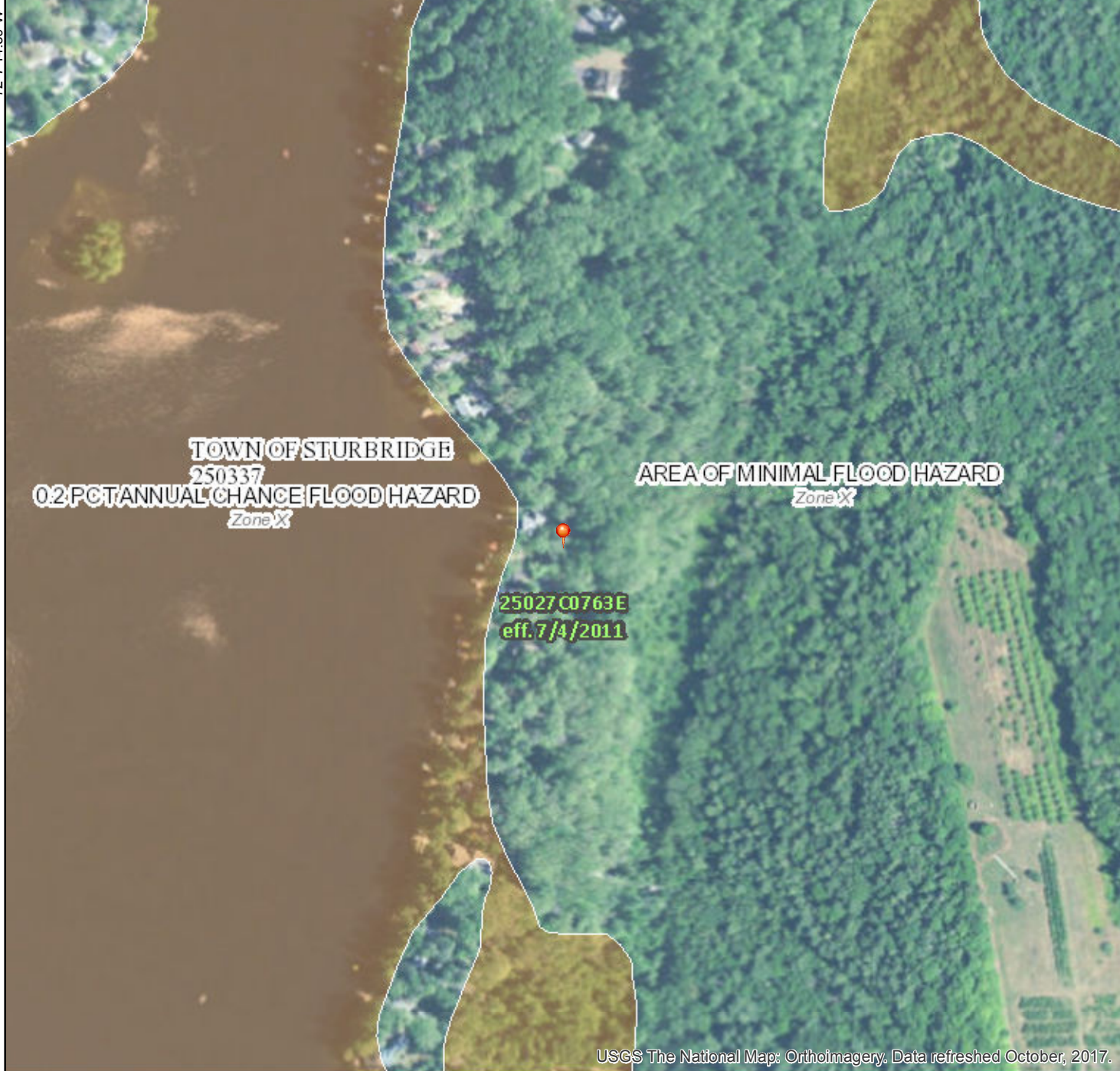
62 Riedell Road
Douglas, MA 01516
(508) 694-6501



National Flood Hazard Layer FIRMette



42°8'55.02"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |

| | | |
|-----------------------------|--|---|
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |

| | | |
|-------------|--|---|
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |

| | | |
|--------------------|--|----------------------------------|
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |

| | | |
|----------------|--|--|
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Profile Baseline |
| | | Hydrographic Feature |

| | | |
|------------|--|---------------------------|
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2019 at 7:59:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/12/2016 01:20 PM
Ctrl# 160563 26361 Doc# 00116419
Fee: \$4,172.40 Cons: \$915,000.00



Bk: 56122 Pg: 140
Page: 1 of 2 10/12/2016 01:20 PM WD

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Debora B. Field, being unmarried, of Sturbridge, Worcester County, Massachusetts, for consideration paid, and in full consideration of \$915,000.00 grant to Barbara Veale Smith and Mark L. Smith, husband and wife, as tenants by the entirety, and not as tenants in common, both of 19480 Mammoth Drive, Bend, Oregon, 97702

with QUITCLAIM covenants

The land with the buildings thereon situated in Sturbridge, Worcester County, Massachusetts, bounded and described as follows:

PARCEL 1

BEGINNING at an iron pin in the ground on the easterly shore of Alum Pond, otherwise known as Pookookapog Lake, at a corner of land now or formerly of Engstrom, now or lately of Robert J. Butterworth;

THENCE easterly on said land now or formerly of one Engstrom, now or lately of Robert J. Butterworth, 125 feet, more or less, to an iron pin in the ground at line of the road, or way, extending from the highway from Sturbridge to Brookfield;

THENCE northerly, 100 feet, more or less, to an iron pin in the ground;

THENCE westerly on land now or formerly of one Susan R. Douty, now or lately of Louis E. Vigeant, 125 feet, more or less, to an iron pin in the ground at line of said Pond or Lake; and

THENCE generally southerly following the line of said Pond or Lake, 100 feet, more or less to the point of beginning.

TOGETHER with a right of way, in common with others, over said road or way.

PARCEL 2

Situated on the westerly side of a road, 20 feet in width, extending from Arnold Road and at the southeasterly corner thereof, at an iron pin by land now or formerly of said Robert J. Butterworth;

THENCE northerly by land now or formerly of said Raoul J. Dupuis, 100 feet, more or less, to an iron pin which is about 50 feet westerly from the present location of said road;

THENCE westerly by land of said Raoul J. Dupuis, 125 feet, more or less, to an iron pin at the easterly shore of said pond;

186 Lake Road, Sturbridge, MA

2
C/R 16-125

THENCE easterly by land of said Louis E. Vigeant, 175 feet, more or less, to an iron pin in the driveway leading to cottage on the land of said Louis E. Vigeant;

THENCE easterly in the same course, 65 feet, more or less, to the westerly side of said road;

THENCE southerly along said road, 202 feet, more or less to the point of beginning.

SUBJECT to any existing rights of way and easements, particularly driveways over the northeasterly corner of the granted premises leading from said road northwesterly to cottages of Michael J. Holden and said Louis E. Vigeant.

I, the Grantor named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights other than those executing this deed.

I hereby release my right of access to the boat ramp located on the premises.

BEING the same premises conveyed to me by deed of Daniel J. Field and Debora B. Field, Trustees dated September 16, 2010 and recorded in the Worcester District Registry of Deeds at Book 46423, Page 289.

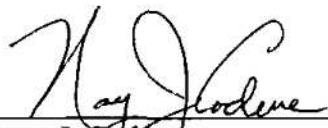
WITNESS my hand and seal this 11th day of October, 2016


Debora B. Field

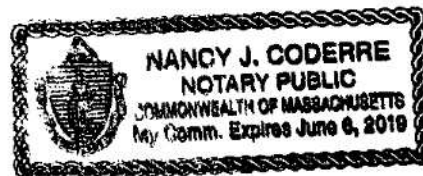
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 11th day of October 2016, before me, the undersigned notary public, personally appeared Debora B. Field, proved to me through satisfactory evidence of identification, which was my personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that she signed it voluntarily for its stated purpose.



Nancy J. Coderre
NOTARY PUBLIC
My commission expires: 6/6/2019



ATTEST: WORC. Anthony J. Vigliotti, Register

186 LAKE ROAD

Location 186 LAKE ROAD

Mblu 380-/0 0948/- 186/ /

Acct# 380-00948-186

Owner SMITH BARBARA VEALE

Assessment \$815,700

Appraisal \$815,700

PID 1883

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$559,100 | \$256,600 | \$815,700 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$559,100 | \$256,600 | \$815,700 |

Owner of Record

| | | | |
|-----------------|---------------------------------------|------------------------|------------|
| Owner | SMITH BARBARA VEALE | Sale Price | \$915,000 |
| Co-Owner | SMITH MARK | Certificate | |
| Address | 19480 MAMMOTH DRIVE BEND, OR 97702 | Book & Page | 56122/ 140 |
| | | Sale Date | 10/12/2016 |
| | | Instrument | 00 |

Ownership History

| Ownership History | | | | | |
|------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SMITH BARBARA VEALE | \$915,000 | | 56122/ 140 | 00 | 10/12/2016 |
| FIELD DEBORA B | \$625,000 | | 46423/ 289 | 00 | 10/04/2010 |
| FIELD DANIEL J & DEBORA B | \$10 | | 32221/ 390 | 1A | 11/13/2003 |
| FIELD DANIEL J & DEBORA B | \$10 | | 32221/ 396 | 1A | 11/13/2003 |
| FIELD DANIEL F & DEBORA B TR | \$10 | | 32221/ 396 | 1A | 11/13/2003 |

Building Information

Building 1 : Section 1

Year Built: 1996
Living Area: 3,586
Replacement Cost: \$629,879
Building Percent Good: 88
Replacement Cost Less Depreciation: \$554,300

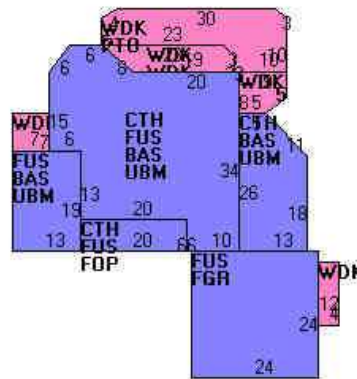
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style | Modern/Contemp |
| Model | Residential |
| Grade: | Good +10 |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Ceram Clay Til |
| Heat Fuel | Gas |
| Heat Type: | Geothermal |
| AC Type: | Central |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 4 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 9 |
| Bath Style: | Average |
| Kitchen Style: | Average |

Building Photo



(http://images.vgsi.com/photos/SturbridgeMAPhotos/\01\01\88\47.jpg)

Building Layout



(http://images.vgsi.com/photos/SturbridgeMAPhotos//Sketches/1883_1946.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| FUS | Upper Story, Finished | 1,988 | 1,988 |
| BAS | First Floor | 1,598 | 1,598 |
| CTH | Cathedral ceiling | 1,471 | 0 |
| FGR | Frame Garage | 576 | 0 |
| FOP | Frame Porch | 120 | 0 |
| PTO | Patio | 400 | 0 |
| UBM | Basement, Unfinished | 1,598 | 0 |
| WDK | Deck, Wood | 671 | 0 |
| | | 8,422 | 3,586 |

Extra Features

| Extra Features | | | | | <u>Legend</u> |
|----------------|--------------|---------|---------|--------|---------------|
| Code | Description | Size | Value | Bldg # | |
| FPL3 | 2 STORY CHIM | 1 UNITS | \$2,600 | 1 | |
| FPO | EXTRA FPL | 1 UNITS | \$700 | 1 | |

Land

Land Use

Use Code 1013
Description SFR WATER R
Zone SR
Neighborhood 0510
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.73
Frontage 100
Depth
Assessed Value \$256,600
Appraised Value \$256,600

Outbuildings

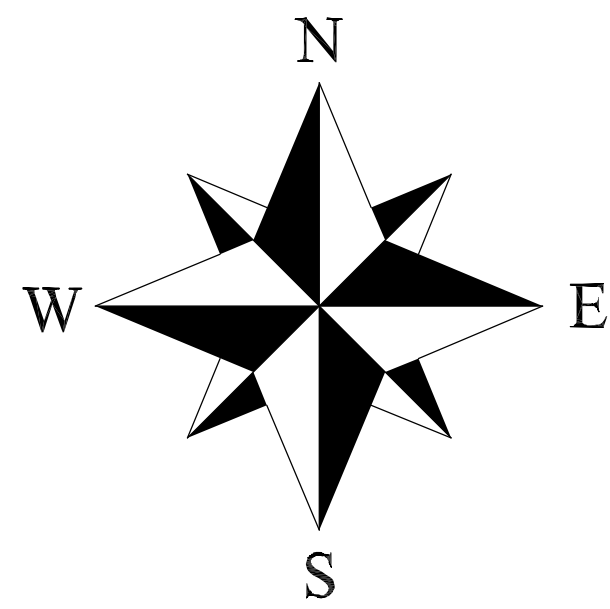
| Outbuildings | | | | | | | <u>Legend</u> |
|--------------|----------------|----------|-----------------|----------|---------|--------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # | |
| PAT1 | PATIO-AVG | | | 200 S.F. | \$400 | 1 | |
| WDK3 | WOOD DECK-EXCL | | | 175 SF | \$1,100 | 1 | |

Valuation History

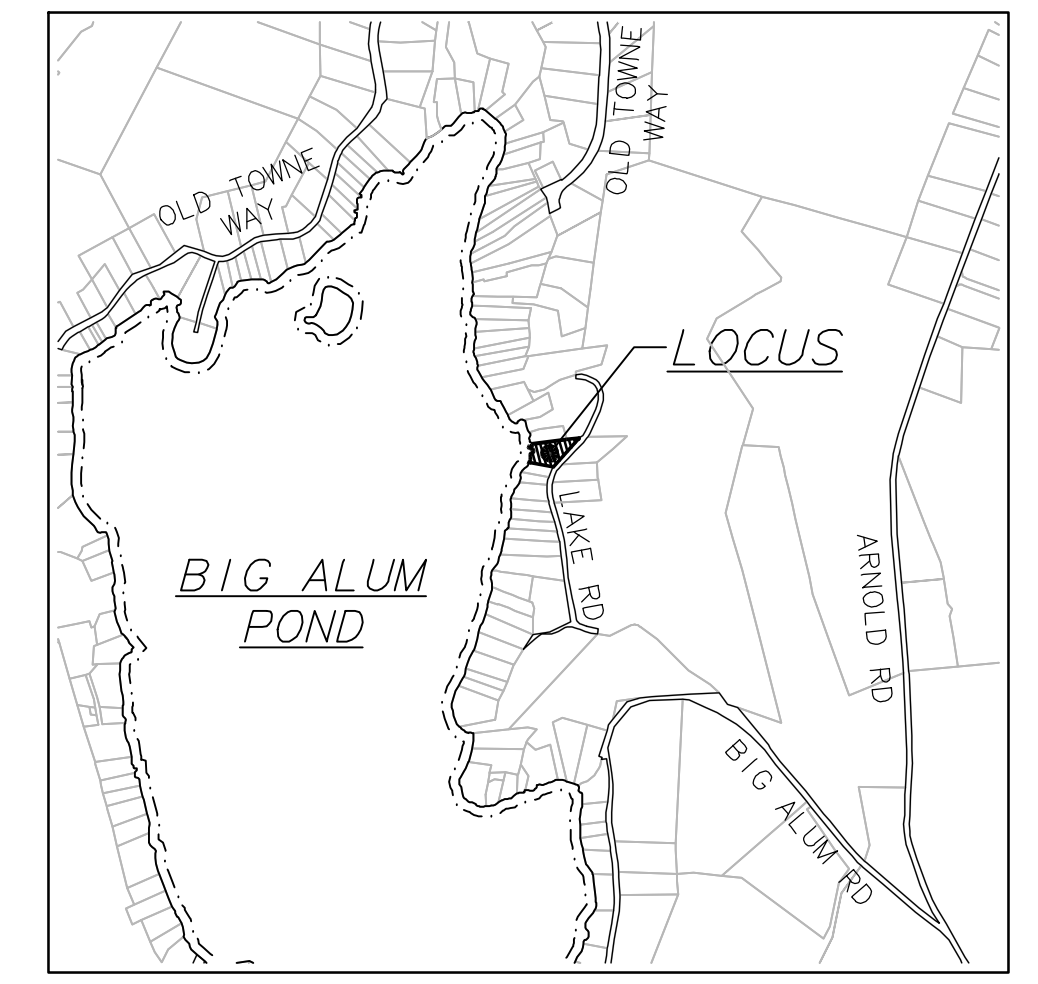
| Appraisal | | | | |
|----------------|--------------|-----------|-----------|--|
| Valuation Year | Improvements | Land | Total | |
| 2019 | \$559,100 | \$256,600 | \$815,700 | |
| 2018 | \$528,400 | \$244,200 | \$772,600 | |
| 2017 | \$502,700 | \$234,600 | \$737,300 | |
| 2016 | \$492,900 | \$227,600 | \$720,500 | |
| 2015 | \$407,900 | \$227,600 | \$635,500 | |

| Assessment | | | | |
|----------------|--------------|-----------|-----------|--|
| Valuation Year | Improvements | Land | Total | |
| 2019 | \$559,100 | \$256,600 | \$815,700 | |
| 2018 | \$528,400 | \$244,200 | \$772,600 | |
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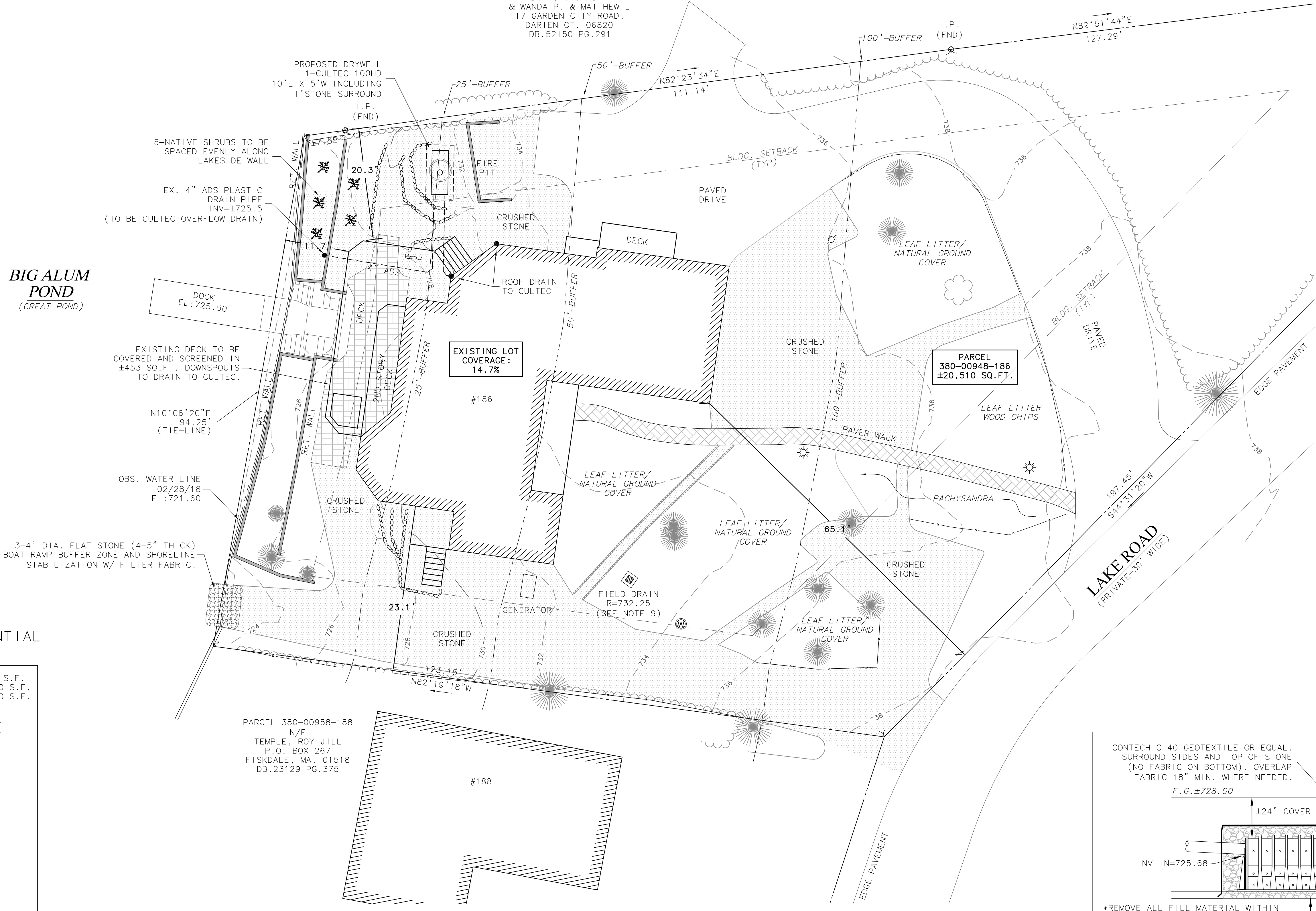


PARCEL 380-00947-184
N/F
DUNN, THOMAS R
& WANDA P. & MATTHEW L
17 GARDEN CITY ROAD,
DARIEN CT. 06820
DB.52150 PG.291



LOCUS PLAN
1" = 1,000'±

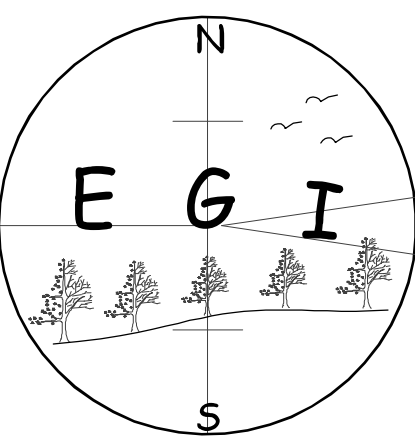
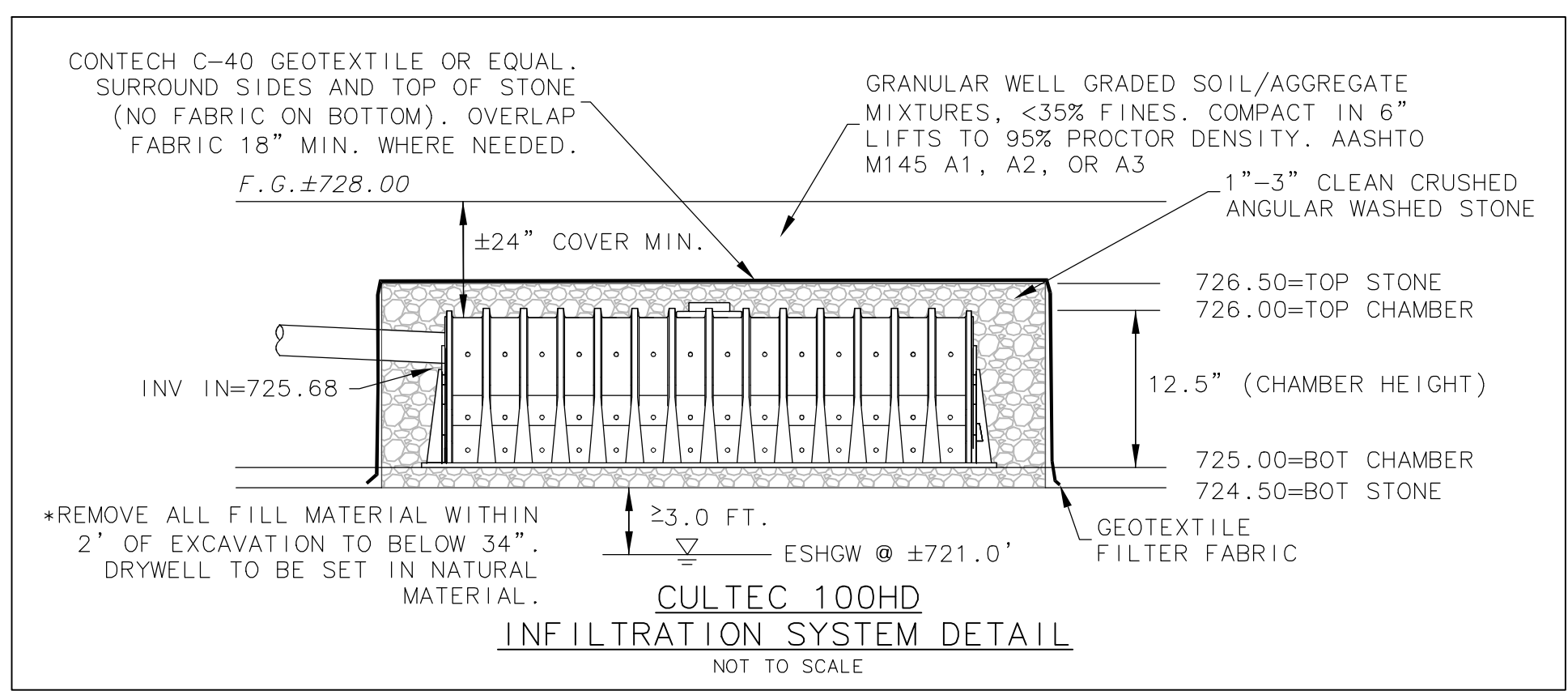
BIG ALUM POND
(GREAT POND)



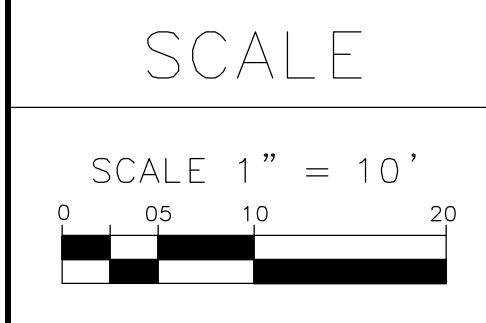
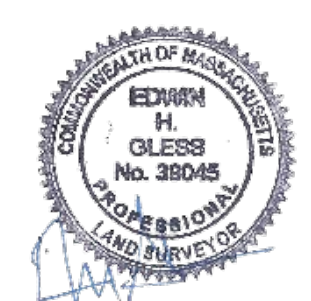
ZONE SUBURBAN RESIDENTIAL (SR)

| | |
|--------------------|--------------|
| LOT AREA (REQ'D) | 32,670 S.F. |
| EXISTING | ±20,510 S.F. |
| PROPOSED | ±20,510 S.F. |
| FRONTAGE (REQ'D) | 125' |
| EXISTING | 197.45' |
| PROPOSED | 197.45' |
| FRONT YARD (REQ'D) | 30' |
| EXISTING | 65.1' |
| PROPOSED | 65.1' |
| SIDE YARD (REQ'D) | 15' |
| EXISTING (N) | 20.3' |
| EXISTING (S) | 23.1' |
| PROPOSED | SAME |
| REAR YARD (REQ'D) | 15' |
| EXISTING | 11.7' |
| PROPOSED | 11.7' |
| LOT COVERAGE (MAX) | 15% |
| EXISTING | 14.3% |
| PROPOSED | 14.3% |

PARCEL 380-00958-188
N/F
TEMPLE, ROY JILL
P.O. BOX 267
FLISKDALE, MA. 01518
DB.23129 PG.375



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |

CLIENT
MARK SMITH
19480 MAMMOTH DRIVE
BEND, OREGON 97702

PROPOSED SCREENING OF
EXISTING DECK
FOR
186 LAKE ROAD
STURBRIDGE, MASSACHUSETTS 01518

1782 SITE PLAN
PROJECT NO.
1782
DATE: 04/17/19
SHEET NO.
1 of 1