

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 Kristine L. Zenaro
Address 133 Burbank Road
City Sutton State MA Zip Code 01590
Telephone No. _____
Email Address _____

2. NAME OF APPLICANT/ AGENT Russell Corriveau
Address 79 Molasses Hill Road
City Brookfield State MA Zip Code 01506
Telephone No. 774-922-2981
Email Address raccorriveau@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: 25 Westwood Drive

Lot(s): C Plan: 962 / 72

Assessment Lot Number(s): _____

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: undeveloped land

7. 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)	N/A	Municipal
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	N/A	Municipal
Type of storm drainage (i.e. sewers, ditches, swales or other means)	N/A	Trenches

9. Nature of Relief Requested:

Variance from Article/Section Section 300-15.13 Driveways which requires
All driveways shall access on the way on which legal frontage for that lot is established to permit

Detailed explanation of request:

See attached sheet.

Petition for Variance

Part B. Sections 9. and 10.

9. Nature of Relief Requested:

Variance from Article/Section Section 300-15.13 Driveways which requires All driveways shall access on the way on which legal frontage for that lot is established to permit.

Detailed explanation of request:

The lot in question has frontage on both Westwood Drive and Cedar Street. The legal frontage (>125') is on Westwood Drive. Municipal water and sewer are located on both Westwood Drive (lower elevation, force sewer) and Cedar Street (higher elevation, gravity sewer.) Although access and a driveway is possible from Westwood Drive, the topography of the lot, the location of frontage (sight lines), and municipal utilities available suggest a driveway on Cedar Street (along with utility connections) would be the preferable means of accessing the site: less site work, less clearing (approximately 10,000 s.f.), less effect on stormwater, use of gravity sewer, higher water pressure, safer traffic maneuvering, etc.

10. Evidence to support grant of variance:

Because of the soil, shape or topography conditions described below, which especially affect the land or structure(s) in question, but which do not affect generally the Zoning District in which the land or structure is located, literal enforcement of zoning would cause substantial hardship, financial or otherwise:

The topography of the site would require considerably greater land disturbance and site work and therefore a greater financial hardship to construct a driveway from Westwood Drive rather than Cedar Street. This would also in turn have negative impacts on stormwater runoff from the site to Westwood Drive. It would also require the connection to a force sewer system rather than the gravity system on Cedar Street which is preferable, and due to elevation differences and existing water pressures, it would result in a lower water pressure than a connection to water on Cedar Street.

Because of the reasons set forth below, the variance requested can be granted without substantial detriment to the public good:

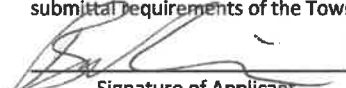
Both Cedar Street and Westwood Drive are heavily developed residential areas. The construction of a single family house and driveway on the property from Cedar Street rather than Westwood Drive will not be detrimental to the public good. Cedar Street provides for greater sight lines from the driveway as well (see plans and attached photos), and therefore added safety in terms of traffic maneuverability.

Because of the reasons set forth below, the variance requested can be granted without substantial derogation from the intent and purpose of the Zoning Bylaw/Ordinance:

The proposed use of a single family home is allowed by right on the property (SR Zoning District). The property exceeds all of the dimensional requirements and all setbacks can easily be met with the proposed house location. The driveway access on the secondary frontage of Cedar Street rather than the legal frontage of Westwood Drive will not be detrimental to the purpose of the Bylaw.

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Zoning Board of Appeals review this application for Variance, 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 Variance submittal requirements of the Town of Sturbridge.

 _____
Signature of Applicant

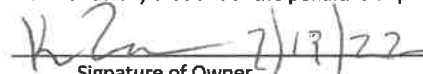
7-13-22
Date

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.

 _____
Signature of Owner

7/17/22
Date

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

Name of Representative: Peter C. Engle, P.E., McClure Engineering, Inc.

Address of Representative: 119 Worcester Road, Charlton, MA 01507

Telephone No.: 508-248-2005

Relationship of representative to owner or applicant: Professional Civil Engineer