

PUBLIC MEETING NOTICE
ZONING BOARD OF APPEALS
TOWN OF CHARLTON, MASSACHUSETTS

In accordance with the Zoning By-Laws you are hereby being notified of a Public Hearing on: June 16, 2020

PLEASE TAKE NOTICE:

That Pablo Sanchez, petitioner for the property located at 27 S. Charlton Shore Road, Charlton, MA, Assessors Map 83A, Lot 1, Block D has applied to the **Zoning Board of Appeals** for a Special Permit/Variance of the Town of Charlton Zoning Ordinance.

Presently located on the premises is a vacant lot, lot is located in the area zoned Agricultural.

The petitioner seeks to construct a 12 x 40 shed to be used as an accessory building/tool shed for storage of lawn equipment, ect.

The petitioner is seeking the following relief: **a Special Permit/Variance:** §200-3.2D and §200-3.2B.

A meeting will be held on this variance/special permit at the Town of Charlton – Municipal building at the office of the Zoning Board of Appeals on June 16, 2020 7:00 p.m. In the event that the town is still closed the meeting will be held: on a virtual Zoom platform <https://zoom.us/j/85395321198> Call in: 1-646-558-8656 Meeting ID: 853 9532 1198 meeting on May 5, 2020 at 7:00 p.m. The public meeting will allow you to be heard relative to the approval of this application.

Frank Lombardi
ZONING BOARD OF APPEALS

RECEIVED
3:00 PM
4/23/20

XL

EXHIBIT "A"

**TOWN OF CHARLTON
ZONING BOARD OF APPEALS PETITION**

The undersigned respectfully petitions the Zoning Board of Appeals for the following:

(Choose appropriate request(s) and fill in accordingly)

1. **VARIANCES**

Check for relief

A. Dimensional Variance

1. Gross Dimensional Variance

Square Footage of proposed relief

55,000
Square Feet

2. Variance from Side Yard setback
Measurement of proposed relief

N/A
Feet Inches

3. Variance from Frontage requirement
Measurement of proposed relief

21 -
Feet Inches

4. Variance from Rear Yard setback
Measurement of proposed relief

N/A
Feet Inches

5. Variance from Front Yard setback
Measurement of proposed relief

15 -
Feet Inches

B. Other Variance

1. What provision of the Zoning Board Bylaw do you want a variance from?

- USE REGULATION TABLE 200-3.2 B
- REQUESTING ASSIGNMENT AS AN "ACCESSORY BUILDING/TOOL SHED" (200-3.2 B (8)(c))

2. SPECIAL PERMIT

A. For residential use:

- 1. New residential construction or conversion to additional dwelling units. _____
- 2. Number of units proposed. _____

B. For non-residential use:

- 1. New construction, reconstruction or conversion to non-residential use. _____
- 2. Square footage of proposed relief. _____

Square Feet

C. Waiver of parking/loading requirements:

- 1. Number of spaces for which relief is requested _____
- 2. Waiver of landscaping or barrier requirement
Square footage of proposed relief. _____

Spaces

Square Feet

D. Expansion or change of a non-conforming use/structure _____

E. Sign/Signs _____

F. Other Special Permit:

- 1. Describe Special Permit sought _____

3. ADMINSTRATIVE APPEAL _____

Define what action or decision (attached) you are appealing from and the relief you seek from this Board.

4. AMENDMENT TO EXISTING VARIANCES OR SPECIAL PERMITS _____

5. EXTENSION OF TIME _____

ALL APPLICANTS: PLEASE COMPLETE QUESTIONS 1 THRU 6

In requesting the above special permit(s), variance(s), appeal, amendment, extension, the undersigned states as follows: (*delete inapplicable terms)

1. That he/she is the owner(s), lessee(s), optionee(s) of certain premises situated at PARCEL 83A-D-1 Charlton, Massachusetts.

That the record title stands in the name of PABLO SANCHEZ, whose address(es) is/are 27 S. CHARLTON SHORE RD, by deed duly recorded in the Worcester District Registry of Deeds, Book(s) 60548, Page(s) 41, Assessors Map 83A Lot 1 Block D.

2. The property is situated in a district classified under the Town of Charlton Zoning Bylaw as AGRICULTURAL.

3. Presently located on the property is VACANT LOT.

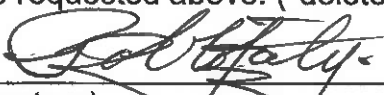
4. The petitioner seeks to CONSTRUCT A 12 X 40 SHED TO BE USED AS AN ACCESORY BUILDING/TOOL SHED FOR STORAGE OF LAWN EQUIPMENT, ETC
(Describe what you want to do on the property).

5. Such a use is prohibited under the Town of Charlton Zoning Bylaw under 200-3.2D & 200-3.2B
(insert Article, Section(s) and paragraph numbers of the Zoning Bylaw which prohibits the proposed use of the property).

Because FRONTAGE, LOT SIZE AND SEBACKS. ALSO FOR USE

(Explain how the proposed use violates the Zoning Bylaw).

6. WHEREOF, the petitioner asks that this Board grant the ~~special permit(s), variance(s), appeal(s), amendment(s), extension(s)~~, as requested above. (*delete inapplicable terms).

By: 
(Signature) PABLO SANCHEZ
(Name) 27 S. CHARLTON SHORE
(Address) RIC5SANCHE@AOL.COM
(e-mail) 774-318-0114
(Telephone) 4-22-20
(Date)

**REQUESTS FOR FINDINGS OF FACT IN SUPPORT OF PETITION FOR
A VARIANCE, SPECIAL PERMIT AND/OR APPEALS**

- ❖ **ALL APPLICANTS:** PLEASE COMPLETE QUESTIONS 1 THRU 5 THEN FOLLOW INSTRUCTIONS AT BOTTOM OF PAGE.

The Charlton Zoning Board of Appeals having conducted a public hearing and reviewed all the submitted evidence finds that:

FINDINGS:

1. The petitioner(s), PABLO SANCHEZ, whose address is 27 SOUTH CHARLTON SHORE RD, is/are the owner(s), lessee(s), optionee(s) [*delete inapplicable terms] of certain land situated at PARCEL 83A-D-1 in the Town of Charlton and more particularly described in a deed recorded with the Worcester District Registry of Deeds, Book 60548, Page 41.
(If the petitioner is not the owner, complete the following):
The owner of said land is PABLO SANCHEZ, whose address is 27 SOUTH CHARLTON SHORE
2. Said land is situated in a district classified under the Town of Charlton Zoning Bylaw as: AGRICULTURAL
3. Presently located on the premises is VACANT LOT
4. The petitioner(s) desire(s) to use said premises as follows:
TO CONSTRUCT A SHED FOR STORAGE OF LAWN EQUIPMENT ETC.
5. (If applicable) The petitioner(s) duly applied for a building permit to use said site for said purpose but was/were refused for non-compliance with the Zoning Bylaw.

FOR A VARIANCE COMPLETE QUESTIONS 6 THRU 10 ON PAGE 6 ONLY

FOR A SPECIAL PERMIT COMPLETE QUESTIONS 11 THRU 23 ON PAGES 7,8, & 9 ONLY.

FINDINGS OF FACT FOR A VARIANCE ONLY

6. A literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner(s) for the following reasons:

IT WOULD RENDER THE LOT UN USABLE WHILE PAYING TAXES. WOULD LIMIT SPACE FOR OWNER WHO RESIDES IN CLOSE PROXIMITY, SMALL LOT ON LAKE. SIMILAR NON ABUTTING LOTS IN AREA

7. Said substantial hardship is owing to circumstances relating to the soil condition, shape or topography of such land or structures for the following reasons:

THIS LOT WAS PURCHASED AND CLEANED UP SUBSTANTIALLY. MISCELLANEOUS DEBRIS HAD ACCUMULATED FROM DUMPING W/O PERMISSION. THE SAME COULD OCCUR IF UNMAINTAINED.

8. Said substantial hardship especially affect said land or structures, but does not affect generally the zoning district in which it is located, for the following reasons:

MANY PROPERTY OWNERS AROUND THE LAKE HAVE SIMILAR LAKEFRONT PROPERTIES WITH NON-ABUTTING LOTS USED AS ACCESSORIES. A VARIANCE WOULD FIT INTO CURRENT NEIGHBORHOOD

9. Desirable relief may be granted without detriment to the public good for the following reasons:

PROPERTY OWNER WILL CONTINUE TO MAINTAIN THE LOT IN THE BEST INTEREST OF THE COMMUNITY

10. Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Town of Charlton Zoning Bylaw, for the following reasons:

THE CURRENT USE IS SEEN THROUGHOUT THE AREA (REQUESTED USE)

❖ STOP HERE FOR VARIANCE APPLICATIONS

From: Crockett, Janet <Janet.Crockett@townofcharlton.net>

To: ric5sanch@aol.com <ric5sanch@aol.com>

Subject: 83A-D-1 Abutters list

Date: Tue, Apr 14, 2020 5:35 pm

Attachments: abutters s charlton.xls (122K)

Stay Well,

Janet Crockett

Assistant Assessor

Charlton Board of Assessors

Fax – 508-248-2376

Office – 508-248-2233

Town of Charlton
Abutters List

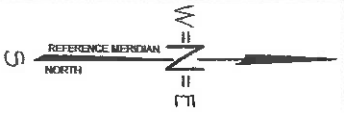
Subject Parcel ID: 83A-D-1

Subject Property Location: S CHARLTON SHORE RD

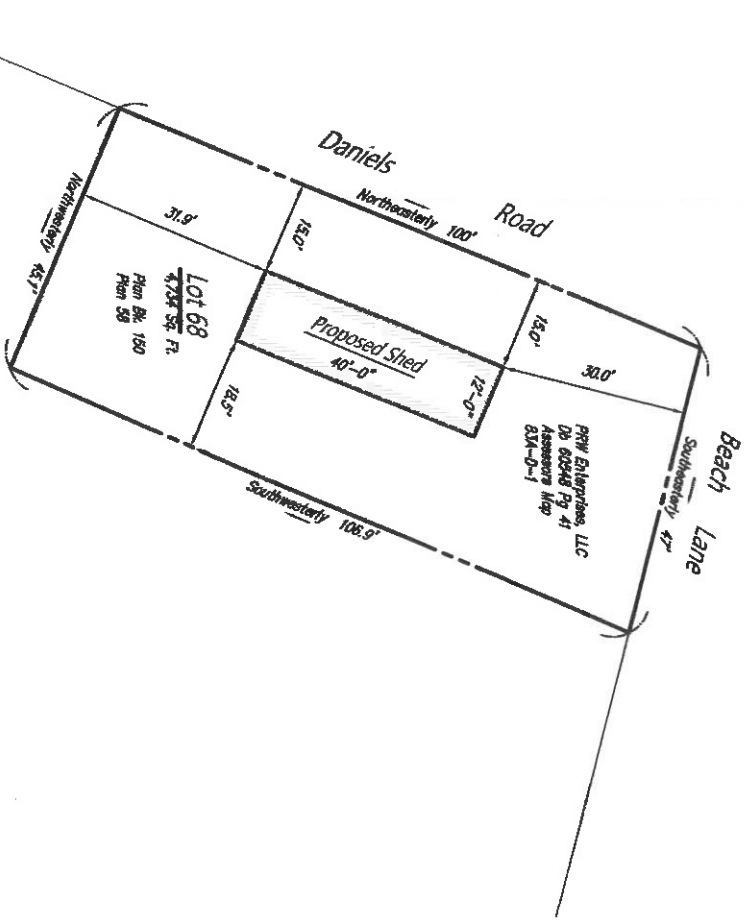
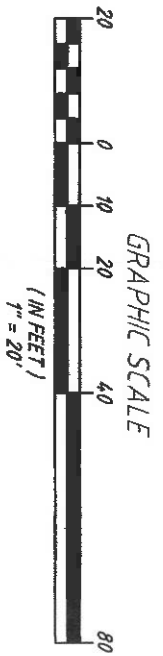
ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
83A-A-3	DANIELS RD	HADDE RONALD L (4/11)		113 DANIELS RD	CHARLTON	MA	01507
83A-A-4	DANIELS RD	MCLAUGHLIN GINA (4/06)		200 PORTLAND RD UNIT D-21	HIGHLANDS	NJ	07732
83A-A-4.1	128 DANIELS RD	ROMANELLI MICHAEL (12/16)	ROMANELLI ALYSON T/E	128 DANIELS RD	CHARLTON	MA	01507
83A-B-2	117 DANIELS RD	HADDE RONALD L (4/11)		113 DANIELS RD	CHARLTON	MA	01507
83A-B-6	34 S CHARLTON SHORE RD	SANCHEZ PABLO (8/06)		400 E 98 ST 17 FL APT	NEW YORK	NY	10022
83A-B-7	S CHARLTON SHORE RD	CORMIER WAYNE N	JOYCE E	28 S CHARLTON SHORE RD	CHARLTON	MA	01507-8669
83A-C-2	S CHARLTON SHORE RD	CULLEN DAVID W III (10/18)	KINGSLEY KARYN J T/C	40 SOUTH CHARLTON SHORE R	CHARLTON	MA	01507
83A-D-1	S CHARLTON SHORE RD	PRW ENTERPRISES LLC (6/19)		40 SOUTH CHARLTON SHORE RD	CHARLTON	MA	01507
83A-D-2	LOT 60 S CHARLTON SHORE RD	SUZANNE GRYB REVOCABLE TRUST (	GRYB SUZANNE TRUSTEE	27 S CHARLTON SHORE RD	CHARLTON	MA	01507
83A-D-3	48 S CHARLTON SHORE RD	PALERMO MICHAEL T (3/08)	PALERMO PAMELA T/E	47 S CHARLTON SHORE RD	CHARLTON	MA	01507
83A-D-4	S CHARLTON SHORE RD	PALERMO MICHAEL T (1/17)		48 SOUTH CHARLTON SHORE R	CHARLTON	MA	01507
83A-D-5	S CHARLTON SHORE RD	PRW ENTERPRISES LLC (1/19)		61 S CHARLTON SHORE DR	CHARLTON	MA	01507
83A-D-7	5 PINE LN	PALERMO MICHAEL T (3/08)	PALERMO PAMELA T/E	27 S CHARLTON SHORE RD	CHARLTON	MA	01507
83A-D-9	137 DANIELS RD	BUTLER FREDDY (6/18)	TARASKIEWICZ MARCIA J/T	81 SOUTH CHARLTON SHORE R	CHARLTON	MA	01507
83A-E-3	2 PINE LN	BURKE THOMAS E (2/18)		137 DANIELS RD	CHARLTON	MA	01507
83A-G-11	37 S CHARLTON SHORE RD	CARBONNEAU RICHARD J	JANIE A T/E 1/96	2 PINE LANE	CHARLTON	MA	01507
83A-G-12	39 S CHARLTON SHORE RD	ORRELL GARY N (5/17)		37 S CHARLTON SHORE DR	CHARLTON	MA	01507
83A-G-13	41 S CHARLTON SHORE RD	ORRELL MICHAEL A (6/17)	ORRELL NICOLE L T/E	39 S CHARLTON SHORE RD	CHARLTON	MA	01507
83A-G-14	S CHARLTON SHORE RD	TOWN OF CHARLTON		28 BOND RD	CHARLTON	MA	01507
83A-G-16	S CHARLTON SHORE RD	CULLEN DAVID W III (10/18)	KINGSLEY KARYN J T/C	37 MAIN ST	CHARLTON	MA	01507
83A-G-16	S CHARLTON SHORE RD	SUZANNE GRYB REVOCABLE TRUST (	GRYB SUZANNE TRUSTEE	40 SOUTH CHARLTON SHORE R	CHARLTON	MA	01507
83A-G-17	49 S CHARLTON SHORE RD	CHEW LORI A		47 S CHARLTON SHORE RD	CHARLTON	MA	01507
83A-G-18	53 S CHARLTON SHORE RD	KALISZEWSKI CARL (10/17)	KALISZEWSKI ANN P T/E	PO BOX 60698	WORCESTER	MA	01606
83A-G-21	57 S CHARLTON SHORE RD	GIUSTINA ROBERT E	MELINDA M	53 S CHARLTON SHORE RD	CHARLTON	MA	01507
				57 SOUTH CHARLTON SHORE R	CHARLTON	MA	01507

Parcel Count: 24

End of Report



- LEGEND**
- UP UTILITY POLE
 - IP IRON PIPE
 - FND FOUND
 - BND BOUND
 - AP: ASSESSORS PARCEL
 - IRON PIPE
 - BOUND SYMBOL
 - UTILITY POLE
 - STONE WALL



DOCS
ENGINEERING
 800-341-2159
 19-261

Building Location Plan
 FOR
PRW ENTERPRISES, LLC
 LOCATED AT
 Beach Lane & Daniels Road
 Charlton Massachusetts
 Worcester County
 SCALE 1"=20' April, 9 2020
 PREPARED BY:

PLAN NOTES

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED. THIS PLAN IS MADE FOR ZONING INTERPRETATION FOR BUILDING PERMITS AND UTILITY PERMITS.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS SUBJECT TO AN ON THE GROUND SURVEY TO LOCATE THE PROPOSED STRUCTURE.

THIS PLAN IS FOR STRUCTURE LOCATION ONLY.

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

THE BUILDING (\$) SHOWN HEREON BY GEOGRAPHICAL PLOTTING ONLY DO NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP: 25027C0956E DATED: 7-4-2011.

RECORD OWNERS
 PRW ENTERPRISES, LLC
 DB 60348 Pg 41

ZONING
 ZONE - AGRICULTURAL
 AREA - 80,000 S.F.
 FRONTAGE - 175'
 FRONT - 30 FT.
 SIDE - 15 FT.
 REAR - 15 FT.



Parcel Properties

04/14/2020

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Town of Charlton

Abutters List

Filter Used: DataProperty_AccountNumber In (5345,5363,5310,5340,5338,5337,5359,5342,5328,5396,5358,5357,5334,5366,5332,5898,5355,5354,5353,5331,5649,5329,5328,5309)

04/14/2020

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Town of Charlton

Abutters List

Subject Parcel ID: 83A-D-1

Subject Property Location: S CHARLTON SHORE RD

ABUTTERS

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
83-A-3	DANIELS RD	HADY RONALD L (4/11)		113 DANIELS RD	CHARLTON	MA	01507
83-A-4	DANIELS RD	MCLAUGHLIN GINA (4/06)		200 PORTLAND RD UNIT D-21	HIGHLANDS	MA	01732
83-A-4-1	DANIELS RD	ROMANELLI MICHAEL (12/18)	ROMANELLI ALYSON T/IE	128 DANIELS RD	CHARLTON	MA	01507
83-A-B-2	DANIELS RD	HADY RONALD L (4/11)		113 DANIELS RD	CHARLTON	MA	01507
83-A-B-6	S CHARLTON SHORE RD	SANCHEZ PABLO (8/08)		400 E 58 ST 17 FL APT	NEW YORK	NY	10022
83-A-B-7	S CHARLTON SHORE RD	CORMIER WAYNE N	JOYCE E	28 S CHARLTON SHORE RD	CHARLTON	MA	01507-8888
83-A-C-2	S CHARLTON SHORE RD	CULLEN DAVID W III (10/18)	KINGSLEY KARYN J T/C	40 SOUTH CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-D-1	S CHARLTON SHORE RD	PRW ENTERPRISES LLC (6/19)		27 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-D-2	S CHARLTON SHORE RD	SUZANNE GRAY REVOCABLE TRUST (	GRYB SUZANNE TRUSTEE	47 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-D-3	S CHARLTON SHORE RD	PALEMO MICHAEL T (3/08)	PALEMO PAMELA T/IE	48 SOUTH CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-D-4	S CHARLTON SHORE RD	PALEMO MICHAEL T (11/17)		181 S CHARLTON SHORE DR	CHARLTON	MA	01507
83-A-D-5	S CHARLTON SHORE RD	PRW ENTERPRISES LLC (1/19)		27 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-D-7	PINE LN	PALEMO MICHAEL T (3/08)	PALEMO PAMELA T/IE	61 SOUTH CHARLTON SHORE R CHARLTON	CHARLTON	MA	01507
83-A-D-9	DANIELS RD	BUTLER FREDDY (6/18)	TARASKIEWICZ MARCIA J/T	137 DANIELS RD	CHARLTON	MA	01507
83-A-E-3	PINE LN	BLAKE THOMAS E (2/18)	JANE A T/IE 1/85	2 PINE LANE	CHARLTON	MA	01507
83-A-G-11	S CHARLTON SHORE RD	CARBONNEAU RICHARD J		37 S CHARLTON SHORE DR	CHARLTON	MA	01507
83-A-G-12	S CHARLTON SHORE RD	ORRELL GARY N (9/17)	ORRELL NICOLE L T/IE	39 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-G-13	S CHARLTON SHORE RD	ORRELL MICHAEL A (5/17)		28 BOND RD	CHARLTON	MA	01507
83-A-G-14	S CHARLTON SHORE RD	TOWN OF CHARLTON		57 MAIN ST	CHARLTON	MA	01507
83-A-G-15	S CHARLTON SHORE RD	CULLEN DAVID W III (10/18)	KINGSLEY KARYN J T/C	40 SOUTH CHARLTON SHORE R CHARLTON	CHARLTON	MA	01507
83-A-G-16	S CHARLTON SHORE RD	SUZANNE GRAY REVOCABLE TRUST (	GRYB SUZANNE TRUSTEE	47 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-G-17	S CHARLTON SHORE RD	CHEW LORI A.		P.O. BOX 60698	WORCESTER	MA	01608
83-A-G-18	S CHARLTON SHORE RD	KALUSZEWSKI CARL (10/17)	KALISZEWSKI ANN P T/IE	53 S CHARLTON SHORE RD	CHARLTON	MA	01507
83-A-G-21	S CHARLTON SHORE RD	GIUSTINA ROBERT E	MELINDA M	57 SOUTH CHARLTON SHORE R CHARLTON	CHARLTON	MA	01507

Parcel Count: 24

End of Report