



**Application to the  
ZONING BOARD OF APPEALS  
TOWN OF OXFORD**

The undersigned hereby applies for a Variance in accordance  
(Variance, Special Permit, Appeal)  
with the Oxford Zoning By-Law, adopted October 7, 1987, as amended, according to the following statements:

Applicant's Name: Bortolmiej Czubyj Phone # 508-410-8842

Address: 328 River St. Leicester, Ma

Owner's Name: Same Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Owners Signature: B. Czubyj

Property Location: 20 Old Cubsworth Rd. Zoning District: R-3

Map / Parcel: 56A / Lot C4

Registry of Deeds: \_\_\_\_\_ / \_\_\_\_\_  
(Book) (Page)

This application is brought forth in accordance with the following provisions of the Oxford Zoning By-Laws:

Chapter: X Section: \_\_\_\_\_

Table: 4 Item: \_\_\_\_\_

Description of the variance, special permit or appeal applying

for: Reduction of frontage  
from 125' to 94'

Attach a plan of the property including the exact location and dimensions of features which apply. If this application is for an appeal of an administrative decision, attach a copy of the decision.

Application Fee - \$130.00 includes up to eight (8) abutters. Additional 46.5 cents per abutter over eight (8). The application fee must accompany this application. Amount paid: \$ \_\_\_\_\_

Signature of Applicant: B. Czubyj Date: 3-7-2024

**SUBMIT ENTIRE APPLICATION TO THE TOWN CLERK**

**Board of Appeals  
Town of Oxford  
Oxford, Massachusetts 01540-1760**



To the applicants of the Zoning Board of Appeals,

You are hereby advised of the following provisions of the Oxford Zoning By-Laws:

**Appeals.** Appeals to the Zoning Board of Appeals must be filed within twenty (20) days from the date or order of decision which is being appealed specifying the grounds thereof.

**Variances.** In order to grant a variance from the requirements of this By-Law, the Zoning Board of Appeals must find that all of the following conditions have been met:

- (a) There are unique circumstances relating to the soil conditions, shape or topography of such land or structures, that
- (b) Especially affect such land or structures but do not generally affect the zoning district in which it is located, and that
- (c) A literal enforcement of the provisions of this By-Law would involve substantial hardship, financial or otherwise, but not of a personal nature, to the petitioner or appellant, and that
- (d) Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the purposes of this By-Law.

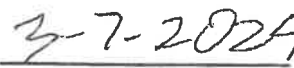
**Special Permits.** Special Permits may be issued only for uses which are in harmony with the general purpose and intent of this By-Law and shall be subject to general or specific provisions set forth herein. In addition, conditions, safeguards and limitations on time and use may be imposed by the Board when issuing a special permit. In granting the special permit, the Board shall determine if the following conditions have been met:

- (a) The site is an appropriate location for the use or structure,
- (b) The soils are suitable for on-site sewerage disposal,
- (c) An adequate water supply can be provided,
- (d) The use as developed will not adversely affect the neighborhood, and
- (e) There will be no nuisance or serious hazard to vehicles or pedestrians.

.....

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board, relative to this matter, must file an appeal, as provided for in Section 17 of said Chapter 40A, within twenty (20) days after the date of the filing of this decision in the office of the Town Clerk.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

\*Please note this page must accompany page 1 as it is part of the application.



**TO THE APPLICANT:**

Please furnish the following information and return to the appropriate board, office, department, commission or division of the Town of Oxford (pursuant to Chapter 53, Section 1 through 5, General By-Laws, Town of Oxford):

**APPLICANT or  
PRINCIPLE OF ORGANIZATION:** \_\_\_\_\_

Address: 328 River St Leicester, Ma

**PROPERTY  
OWNER:** Bartlomiej Gulasz

Address: Same

\*\*\*\*\*

**Board of Assessors:**

Property Location: 22 Old Gudsouth

Please list parcel owned by above applicant:

Map: 56A Parcel: C04 Date Purchased: 6/7/2021

[Signature] 3/7/24  
Assessor's Office Date

\*\*\*\*\*

**Tax Collector:**

Tax Status: Current

Real Estate  
Personal Property Tax

[Signature] 3/7/24  
Treasurer/Collector's Office Date

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

D'Ambrosio Brown LLP  
185 Devonshire Street, 10<sup>th</sup> Floor  
Boston, MA 02110

**SPACE ABOVE FOR REGISTRY USE ONLY**

**QUITCLAIM DEED**

**THE TOWN OF OXFORD** (the "Grantor"), a municipal corporation duly organized and existing by law in the County of Worcester and Commonwealth of Massachusetts, for good and valuable consideration of Twenty Thousand (\$20,000.00) Dollars, hereby grants to **BARTLOMIEJ T. CZUBAJ** (the "Grantee"), of 7 Englewood Avenue, #1, Worcester, Massachusetts 01603,

**With QUITCLAIM COVENANTS,**

The land thereon situated in Oxford, Worcester County, Massachusetts bounded and described as follows:

Beginning at an iron pin in the westerly line of **Tanner Road** at land formerly belonging to the Oxford Town Farm;

Thence southerly along **Tanner Road** one hundred twenty-nine (129) feet to an iron pin;

Thence with an included angle of 151° 56' by a stone wall one hundred ninety six and ninety-nine hundredths (196.99) feet to an iron pin;

Thence with an included angle of 163° 53' by the westerly line of **Tanner Road** Fifteen and seventy hundredth (157.70) feet to an iron pin;

Thence westerly by land of Peter and Marie Zonia, two hundred twenty and thirty-eight hundredths (220.38) feet to an iron pin in the remains of a stone wall;

Thence North 16° 15' east two hundred fifteen and seventy-seven hundredths (215.77) feet to an iron pin in stone wall at land formerly belonging to the Oxford Town Farm;

Thence continuing easterly by a wire fence at land formerly belonging to the Oxford Town Farm two hundred forty-five and eighty hundredths (245.80) feet and the place of beginning.

For Grantor's title see Tax Taking recorded at Book No. 18445, Page No. 363 and Final Judgment recorded at Book No. 24406 Page No. 378 with the Worcester County Registry of Deeds.

*[Signature on following page.]*

**WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA**

PLAN BOOK 319 PLAN 79

Received JUL 25 1965  
12 43

1881

MAHAR.

A TRUE COPY - A TRUE COPY

Edward F Doyle

SEC. PUBLIC WORKS COMMISSION  
DEPARTMENT OF PUBLIC WORKS

**MEMORANDUM FOR THE RECORD**

The Commonwealth of Massachusetts  
PLAN OF 2010

in the Town of

OXFORD  
WORCESTER COUNTY

Department of Public Works

Scale. 80 feet to the inch

[illegible][illegible]

PLANS PREPARED BY  
GREEN ENGINEERING AFFILIATES, INC.



From: Art Brunner artbrunner416@gmail.com

Date: Nov 29, 2023 at 4:52:03 PM

To: Jules Lusignan jlusignan@msn.com

**PLAN SHOWING EXISTING LOT  
PREPARED FOR  
BARTLOMI CZUBA  
20 OLD CUDWORTH ROAD  
OXFORD, MASSACHUSETTS  
NOVEMBER 29, 2023  
SCALE: 1 INCH = 40 FEET**

JARVIS LAND SURVEY, INC  
29 GRAFTON CIRCLE  
SHREWSBURY, MA 01545  
TEL. (508) 842-8087  
FAX. (508) 842-0661  
KEVIN@JARVISLANDSURVEY.COM

\* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.

3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREON ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESS WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.

**ASSESSORS MAP 56A  
LOT C4**

**ZONING DATA:**

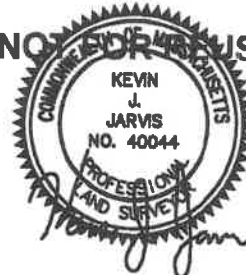
RESIDENTIAL 3  
LOT AREA = 20,000 S.F.  
LOT FRONTAGE = 125'  
LOT WIDTH = 125'  
FRONT YARD SETBACK = 25'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 20'  
LOT COVERAGE = 30%  
BUILDING HEIGHT = 35'



N 78°10'31" E  
245.29'

11-29-2023

**\*NOT FOR REUSE**



LOT AREA=  
26,241 Sq. Feet  
0.6024 Acres

N 00°08'16" E  
78.79'

231.45'

N 89°51'44" W

NO ACCESS

CUDWORTH ROAD

OLD CUDWORTH ROAD  
S 13°00'57" E  
94.58'

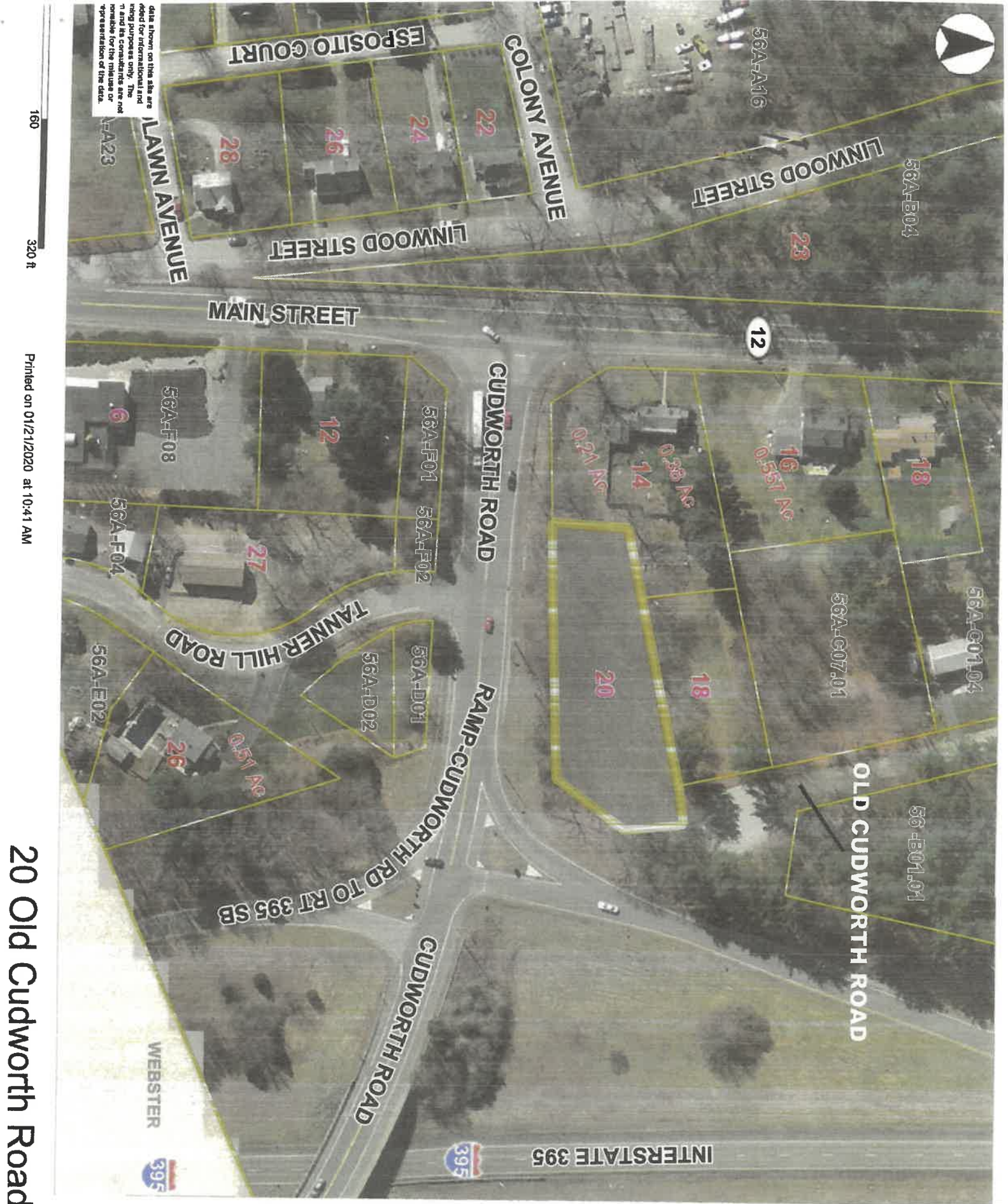
S 38°48'35" W  
48.07'

NO ACCESS



- Town Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - DPW Building
  - Community Hee
  - Senior Center
  - Cemetery
  - Park
  - Animal Shelter
- Parcels with Orbits
- Parcels
- Railroad
- MA Highway Interchange
- US Highway Numbered Road
- Town Boundary
- Streets
- Open Water
- Town Streams

data shown on this site are  
intended for informational and  
not for legal purposes only. The  
town and its consultants are not  
responsible for the release or  
representation of the data.



20 Old Cudworth Road

160 320 ft

Printed on 01/21/2020 at 10:41 AM



# TOWN of OXFORD

325 Main Street

Oxford, Massachusetts

PH: 508-987-6045 Email: boh@town.oxford.ma.us

Soil Suitability Assessment for On-site Sewage Disposal

OFFICE USE ONLY

Check # \_\_\_\_\_

Amount \_\_\_\_\_

Location: 20 OLD CUDWORTH RD

Owner: TOWN OF OXFORD

Date: 9-23-20

Soil Evaluator: THOMAS PURCELL New Construction ☒

Map/Parcel: 56A-C04

Repair ☐

Perc Permit # \_\_\_\_\_

Site Passed ☒

Site Failed ☐

## TEST PIT # 1

0" - 10" " A SL 104R3/3  
10" - 24" " Bw SL 104R5/6  
24" - 84" " C SL 2.545/6

Mottles @ 24" (ESHW)

Water weeping @

Standing Water @ 84"

Refusal (ledge) @

## PERC # 1

Depth = 42"

TIME

SOAK

12"

9"

6"

9" - 6"

RATE

9:45

10:00

10:27

11:17

50 Min.

17

MPI

## TEST PIT # 2

0" - 10" " A SL 104R3/3  
10" - 24" " Bw SL 104R5/6  
24" - 84" " C SL 2.545/6

Mottles @ 24" (ESHW)

Water weeping @

Standing Water @ 84"

Refusal (ledge) @

## PERC # 2

Depth =

TIME

SOAK

12"

9"

6"

9" - 6"

RATE

10:45

11:00

11:15

11:50

35 min

12

MPI

## TEST PIT # 3

0" - 8" " A SL 104R3/3  
8" - 24" " Bw SL 104R5/6  
24" - 84" " C SL 2.545/6

Mottles @ 24" (ESHW)

Water weeping @

Standing Water @ NO

Refusal (ledge) @

## PERC #

Depth =

TIME

SOAK

12"

9"

6"

9" - 6"

RATE

Min.

MPI

## TEST PIT # 4

0" - 8" " A SL 104R3/3  
8" - 26" " Bw SL 104R5/6  
26" - 84" " C SL 2.545/6

Mottles @ 26" (ESHW)

Water weeping @

Standing Water @ NO

Refusal (ledge) @

## PERC #

Depth =

TIME

SOAK

12"

9"

6"

9" - 6"

RATE

MPI



## 20 Old Cudworth Road

Auction: Town of Oxford

Residential Parcel. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$10,000 Deposit.

📍 20 Old Cudworth Road, Oxford, MA 01540, US (map)



[Details](#) [Documents](#) [Map](#)

Parcel ID: 56A-C64

This is 55 corner parcel sits between Routes 12 (Main St) and 395 with frontage on Cudworth Road. The site recently had a successful percolation test.

**Auction Date:** May 7, 2021 at 12:00 PM

**Deposit:** \$10,000, with closing in 30 days

**Open House:** Not Applicable

**Registration:** Day of Sale from 11:00 AM - 12:00 PM

<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>		<b>VISION</b>	
TOWN OF OXFORD						Description	Code	Appraised	Assessed
325 MAIN ST						EXM LAND	9300	63,400	63,400
OXFORD MA 01540-1750		Alt Parcel ID 5438							
		Sub-Div							
		Lot							
		Subdiv App 1:Yes							
		Legal Site Zone							
		R3:Residential							
		GIS ID F_552050_2868502							
		Assoc Pld#							

RECORD OF OWNERSHIP				SALE DATE				PREVIOUS ASSESSMENTS (HISTORY)			
TOWN OF OXFORD				BK-VOL/PAGE				Year			
CEPETELLI, MARGARET A				24406	378	07-12-2001	U	0	1L	2020	9300
				4042	546	07-24-1959	Q	0	00		
								Total			
								63,400			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
				Total			
				63,400			

Total				0.00			
Tracing				TAX ROLL			
				NOTES			

BUILDING PERMIT RECORD				APPROVED VALUE SUMMARY			
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
				Appraised Bldg. Value (Card)			
				Appraised Xf (B) Value (Bldg)			
				Appraised Ob (B) Value (Bldg)			
				Appraised Land Value (Bldg)			
				Special Land Value			
				Total Appraised Parcel Value			
				63,400			

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj.	Site Index
1	930V VACANT, SELEC		Res3 20.0	20,000 SF	3.15	1.00000	0
1	930V VACANT, SELEC		Res3s Bld	0.090 AC	4,000	1.00000	0
				Cond.			
				Nbhd.			
				Nbhd. Adj			
				Notes			
				Location Adjustment			
				Adj Unit Price			
				Land Value			

Total Card Land Units				0.549 AC			
Parcel Total Land Area:				0.5491			
Total Land Value				63,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant	Foundation		
Model	00		Found Material		
Grade			Floor Constr		
Stories					
Duplicate Units					
Frame Type					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Roof Const					
Roof Sheath					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Plumbing					
Bath Style					
Kitchen Style					
Fireplaces					
Basement					
Bsrnt Finish					
Bsrnt Floor					
Foundation					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Unit Cost	Underprec Value				

Ttl Gross Liv / Lease Area									
		0	0	0					0

No Sketch

# FIGRE & HAMBURGER

Attorneys at Law  
2 Gina Way  
BOXFORD, MA 01921

Tel 978/352-2700

Fax 978/352-2715

CELL 978/500-2715

EMAIL [fioreandhamburger@gmail.com](mailto:fioreandhamburger@gmail.com)

EMAIL [scot.hamburger@gmail.com](mailto:scot.hamburger@gmail.com)

*Serving MA Legal & MA, ME, RI, VT & NH Real Property  
The Land Use, Title, Finance, Business & Family Lawyers*

+ Olivia G. Fiore  
Scot Hamburger  
+ LL.M. Taxation

## ATTORNEY'S LETTER OF TITLE INSURANCE

Peter Brown, Esquire  
D'Ambrosio Brown LLP  
185 Devonshire Street, 10<sup>th</sup> Floor  
Boston, MA 02110

May 3, 2021

Re: Title Insurance Offered through this Agent by First American Title Insurance Company  
20 Old Cudworth Road, Oxford, MA, Assessor's Parcel ID: 56A.C04

Dear Attorney Brown,

I write to confirm that I am an authorized agent of First American Title Insurance Company. I have analyzed the title history for the above referenced property and confirm that a traditional Title Insurance Policy can be issued re the above referenced property owned by the Town of Oxford by virtue of a Judgment on Tax Taking dated April 9, 2001 recorded with the Worcester (Southern District) County Registry of Deeds in Book 24406 Page 378, subject to the following items as may be correctly indexed thru May 3, 2021:

1. Taking for Layout & Construction of Route 52 in Book 4869 Page 536 [See Plan in Plan Book 319 Page 79].

Any other matters of title have either Expired by time or are Discharged, Released, Terminated or Satisfied. A Draft Title Commitment to be provided upon request.

Sincerely,



Scot Hamburger, BBO No. 558125