



**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: Bartlomiej Czubaj Phone # 508-410-8842

Address: 328 River St. Leicester, Ma

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

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

Owners Signature: B. Czubaj

Property Location: 20 Old Cudworth 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. Czubaj

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.

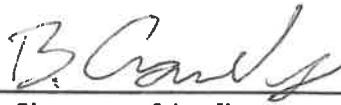
**Variances.** In order to grant a variance from the requirements of this By-Law, the Zoning Board of Appeals must find that all of the following conditions have been met:

- (a) There are unique circumstances relating to the soil conditions, shape or topography of such land or structures, that especially affect such land or structures but do not generally affect the zoning district in which it is located, and that
- (b) 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
- (c) 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.

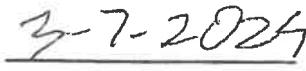
**Special Permits.** Special Permits may be issued only for uses which are in harmony with the general purpose and intent of this By-Law and shall be subject to general or specific provisions set forth herein. In addition, conditions, safeguards and limitations on time and use may be imposed by the Board 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 Grabski

Address: Some

**Board of Assessors:**

Property Location: 22 Old Gadsorth

Please list parcel owned by above applicant:

Map: 56A Parcel: C04 Date Purchased: 6/9/02  
Assessor's Office W. D. Weller Date 3/7/24

**Tax Collector:**

Tax Status: Current  
Paid 1/2024  
Personal Property Tax

Bonita Malenke  
Treasurer/Collector's Office

3/7/24  
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.]*



From: Art Brunner artbrunner416@gmail.com  
Date: Nov 29, 2023 at 4:52:03PM  
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**

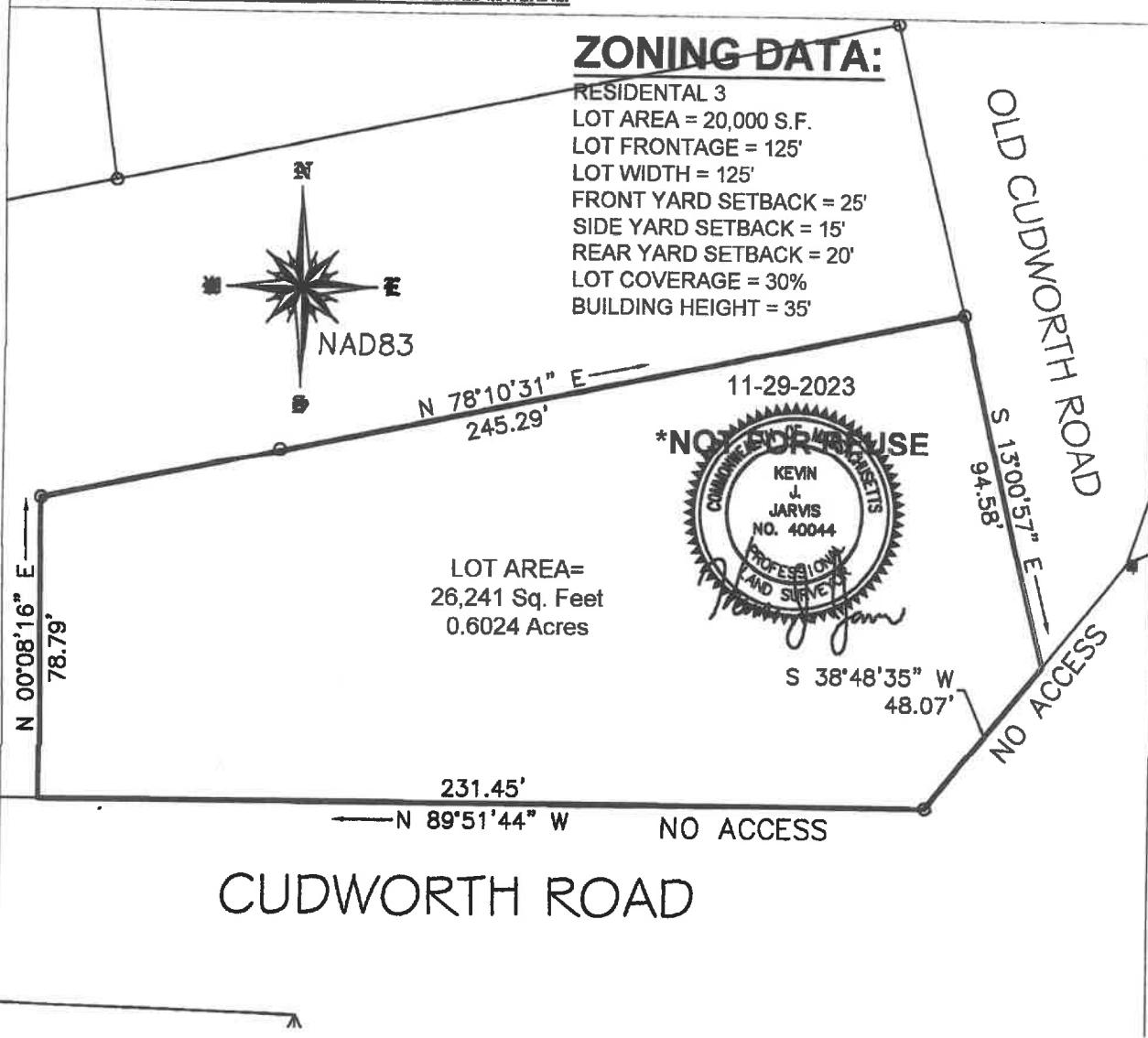
\* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

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 FRONTRAGE = 125'  
LOT WIDTH = 125'  
FRONT YARD SETBACK = 25'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 20'  
LOT COVERAGE = 30%  
BUILDING HEIGHT = 35'



# 20 Old Cudworth Road





# 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

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

Owner: TOWN OF OXFORD

Date: 9-23-20

Soil Evaluator: THOMAS PURCELL New Construction

Map/Parcel: 56 A-C04 Repair

Site Passed

Site Failed

### TEST PIT # 1

0"- 10 " A SL 104R3/3  
10"- 24 " Bw SL 104R5/6  
24"- 84 " C SL 2.5Y5/6

Mottles @ 24" (ESHGW)

Water weeping @

Standing Water @ 84"

Refusal (ledge) @

### PERC # 1

TIME	Depth = 42"
SOAK	9:45
12"	10:00
9"	10:27
6"	11:17
9"- 6"	50 Min.

RATE 17 MPI

### TEST PIT # 2

0"- 10 " A SL 104R3/3  
10"- 24 " Bw SL 104R5/6  
24"- 84 " C SL 2.5Y5/6

Mottles @ 24" (ESHGW)

Water weeping @

Standing Water @ 84"

Refusal (ledge) @

### PERC # 2

TIME	Depth =
SOAK	10:45
12"	11:00
9"	11:15
6"	11:50
9"- 6"	35 min

RATE 12 MPI

### TEST PIT # 3

0"- 8 " A SL 104R3/3  
8"- 24 " Bw SL 104R5/6  
24"- 84 " C SL 2.5Y5/6

Mottles @ 24" (ESHGW)

Water weeping @

Standing Water @ No

Refusal (ledge) @

### PERC #

TIME	Depth =
SOAK	
12"	
9"	
6"	
9"- 6"	Min.

RATE MPI

### TEST PIT # 4

0"- 8 " A SL 104R3/3  
8"- 24 " Bw SL 104R5/6  
24"- 84 " C SL 2.5Y5/6

Mottles @ 24" (ESHGW)

Water weeping @

Standing Water @ No

Refusal (ledge) @

### PERC #

TIME	Depth =
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.

9 20 Old Cudworth Road, Oxford, MA 01540, US (map)



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

**Parcel ID:** 564-C04

This e. 55 corner parcel sits between Routes 12 (Main St) and 305 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

Property Location										Map ID	56A/C04/11	Bldg #	1	Sec #	1	of 1	Card #	1	of 1	State Use 930V
Vision ID	5438	20 OLD CHURCH RD	Account #	56AC04	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	Description	Code	Appraised	Assessed	Print Date	10/8/2020	1:43:46 PM				
TOWN OF OXFORD		325 MAIN ST	Alt Prc ID	5438	SUPPLEMENTAL DATA										VISION					
OXFORD	MA	01540-1750	Sub-Div		Lot	Subdv App	1;Yes	GIS ID	F_552050_2868502	Legal Site Zone	R3:Residential	Assoc Pld#							Oxford, MA	
RECORD OF OWNERSHIP		TOWN OF OXFORD	BK VOL PAGE	SALE DATE	Q/U	SALE PRICE	V/C	Total	63,400	63,400										
CEPPELETTI, MARGARET A			24406	378	07-12-2001	U	0	0	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
			4042	546	07-24-1959	Q	0	0	00	2020	9300	63,400	2019	L	63,400	2018	L	63,400		
								Total	63400	Total	63400	Total	63400	Total	63400	Total	63400			
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor		
Year	Code							Total	0.00											
								Total	0.00											
TAX ROLL		APPRaised VALUE SUMMARY																		
Tracing																				
NOTES																				
BUILDING PERMIT RECORD		Total Appraised Parcel Value	63,400	VISIT / CHANGE HISTORY																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Cd	Purpose/Result								
LAND LINE VALUATION SECTION										Notes	Location Adjustment	Adj Unit Pric	Land Value							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj.									
1	930V	VACANT, SELEC	Res20,0	20,000	SF	3.15	1.00000	0	1.00	401	1.000	1.0000	3.15	63,000						
	930V	VACANT, SELEC	Res20,0	0.080	AC	4,000	1.00000	0	1.00	401	1.000	1.0000	4,000	400						
	Total Card Land Units	0.549	AC	Parcel Total Land Area:	0.5491														Total Land Value	63,400

Property Location	Vision ID	20 OLD CUDWORTH RD	Map ID	56A/C04/1	Bldg #	1	Sec #	1	of 1	Card #	1	of 1	Bldg Name
Vision ID	5438	Account #	56AC04										
Style	99	CONSTRUCTION DETAIL	CONSTRUCTION DETAIL (CONTINUED)										
Model	00	Code	Description	Element	Cd	Description							
Grade				Foundation									
Stories				Found Material									
Duplicate Units				Floor Constr									
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													
Bsmt Finish													
Foundation													
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>													
Code	Description	LB	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value			
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Code	Description			Living Area	Floor Area		Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0	0								

## FOIRE & 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*

Scot Hamburger, BBO No. 558125