



For Use by Permitting Coordinator:

Date Received: _____

Determination of Completeness: _____

Additional Information Received: _____

Application Withdrawn: _____

TOWN OF STURBRIDGE

ARCHITECTURAL REVIEW APPLICATION DESIGN REVIEW COMMITTEE

REVISED 2/07/11

Site: 400 Haynes Street

Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name:

Pilot Travel Center #222

Applicant Name:

Brad Alsup

Address: 5508 Lonas Road, Knoxville, TN 37909

Phone: 865-474-2417

Fax: 865-297-0143

Email: brad.alsup@pilottravelcenters.com

B. Property Owner:

Pilot Travel Centers LLC

Address: 5508 Lonas Road, Knoxville, TN 37909

Phone: 865-588-7488

Fax: _____

Email: _____

C. Agent Information:

Business Name: not applicable

Agent: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Section 2. Basic Site and Project Information:

A. Assessor’s Parcel Identification Numbers:

552-04542-400 and 552-04512-420

B. Please describe the proposed project:

The existing travel center will be razed and rebuilt. Currently, the site has a gas fueling area with building and canopy, a diesel fueling area with building and canopy, and a large central building that has been abandoned. As part of this project, all three buildings and both canopies will be demolished and replaced by a single travel center building (convenience store and restaurant) and two new fueling canopies. The existing water and wastewater systems will remain intact, but the leach field will be relocated. Generally, all paved areas will remain intact, but there will be a reduction in impervious surface associated with the project. Upgraded signs are proposed along with the project.

C. Note any special permits or variances granted, denied to this location.

Note any current zoning or general bylaw non-conformance associated with the property or the application.

none

D. CHECKLIST OF PLANS AND MATERIALS SUBMITTED WITH APPLICATION

The applicant shall submit one original set and six copies of the application and final drawings and one set of materials at the time the application is submitted to the Town Planner. A *copy* of any site plan that is prepared under the Zoning Bylaws Site Plan Review process shall also be submitted. The DRC may waive site plan submittal requirements for specific projects and may substitute a site visit for some or all of the required materials. In the absence of such waiver, the following materials shall be submitted at the time of the application to the DRC:

- A drawing showing the location, type, size or dimensions of existing structures on the project site, abutting properties and significant site features such as existing trees @ 4 inch caliper and larger, topography, retaining walls, walks, patios, drives, roads, parking, wetlands, and water bodies.
- Photographs showing the proposed building site and surrounding properties. Photographs should include the existing site features identified in the preceding paragraph as well as the same existing features where they exist in close proximity to the project site but on parcels immediately adjacent to the project site.
- Design plans for alterations and/or additions shall depict existing structures to be altered and their relationship to adjacent property including dimensions showing the shortest distance between the proposed structure/s and the nearest buildings on adjacent properties.
- Applicants should note that the objective is to present a complete picture to the DRC. Applicants are required to include Manufacturers' material cut-sheets.

Architectural Drawings shall include:

- Floor plans of all proposed building levels;
- Architectural elevations of all exteriors including the dimensioned height of the proposed building above grade at the foundation, window and door locations
- Descriptions of exterior materials, and colors including roofing, walls, doors, windows, any special features, etc.
- Facade drawings (elevations) should include all existing and proposed entrances and windows, including those slated to be removed. Elevation drawings should make explicit how the proposed work fits in with the design of the abutting properties (are windows, doors and other fenestrations, etc along the same plane, etc. See pages 10-16 of the Design Review Committee Handbook and Design Guidelines for more information for more information).
- Information on the style of doors, windows, special features or building elements (porch, balcony, shutters, etc).

Site Plans shall include:

- Existing buildings and plantings
- Proposed new structures

- Handicapped access features
- Sidewalks, drives and parking lots shown where they exist on site and identified by type of existing paving material;
- All site objects and fixtures (Including signs and lighting)

Landscape Plans shall include:

- All existing buildings and site features to remain;
- Existing and proposed grading
- Paving materials. Existing pavement to remain along with proposed pavement both indicated by layout and paving materials;
- Planting plan, with descriptions of materials. Planting plan identifying the proposed plant material and quantity of each by location on plan; an overall plant list, which at a minimum identifies total quantities of each plant used; botanical and common name for each plant, and size of the plant material at time of installation.

E. CONFORMANCE WITH DESIGN STANDARDS

Explain how each of the design standards outlined below has been addressed in the proposal. Applicants shall review the ‘Design Review Committee Handbook and Design Guidelines’ when preparing this application. Where specific pages within the Guidelines could be referenced to provide a starting point to applicants completing this form, those have been included. The page numbers are intended as an initial point of reference for applicants and are not meant to denote the only pages that refer to a specific item.

1. Please explain if the height of the structure will be affected by the proposed alteration. If so, please explain how the height of this structure relates to the style and character of your structure and the buildings surrounding your property (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)..

All buildings associated with the travel center will be razed and rebuilt. The new travel center building will have be similar in height to the

 current buildings. While there are not any developments adjacent to the travel center, the building height is in keeping with the 7 Eleven

 site to the east.

2. Please explain any changes that are proposed for the windows and doors of the structure. If changes are proposed, please explain how the windows and doors selected for your project will be compatible with the architectural style and character of the surrounding area. (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)

All windows and doors will be new. The proposed building will have windows/doors that are compatible with nearby developments in both

 style and size.

-
-
3. The **relationship** of building masses and shapes to open space between it and adjoining structures shall be compatible; for example the length and width of a proposed structure should replicate the approximate length and width of neighboring buildings (See page 13-14 of the Design Review Committee Handbook and Design Guidelines for more information) please explain how your proposal accomplishes this general guideline.

Because of the sparse development around the travel center, there will be a great deal of open space between the travel center and adjacent buildings. The fuel canopies are placed at an appropriate distance from the travel center with regards to operations and safety. The size of the building is similar to that of the 7-Eleven. Currently, the site has multiple buildings and canopies, so the proposed redevelopment will reduce the number of structures and increase the amount of open space.

4. If changes to the roof of your structure are proposed please explain. If changes are proposed, describe how the **roof** design and pitch of the structure will be compatible with the architectural style and character of the surrounding buildings. For example, the roofing material and design should be appropriate for the architectural style of your structure and should be compatible with the buildings surrounding your structure. (See page 13 of the Design Review Committee Handbook and Design Guidelines for more information).

The proposed travel center building will have a pitched roof made of standing-seam metal. The color of the roof will be Matte Black. The proposed roofing design is consistent with the architectural style of the new building while fitting with the character of development in the surrounding area.

5. If changes to the overall scale of the structure are proposed, please explain. If so, describe how the **scale** of the structure shall be compatible with the architectural style and character of the surrounding buildings. (See page 14 of the Design Review Committee Handbook and Design Guidelines for more information).

The new structure will be of similar scale to the nearby 7-Eleven. There are no other nearby buildings to which the scale can be compared.

6. The **facade** line, shape and profile shall blend with other structures in the surrounding area with respect to its dominant vertical and horizontal aspects. If facade alterations are proposed, please explain how the alignment will occur at similar intervals as those of neighboring structures. (See page 14-16 of the Design Review Committee Handbook and Design Guidelines for more information, photographs and sketches that explain this concept).

The facade of the proposed travel center will blend well with nearby developments. Multiple changes in the facade profile are provided to stay in keeping with the desired character of buildings in Sturbridge.

7. **Signage for projects are covered within the DRC Sign application and process, however, please explain any existing and proposed signage and how the signage relates to the overall architecture of the project.**

- **Signs**, with associated architectural details, materials, colors and textures shall be compatible with the predominant architectural character of the neighborhood, while preserving and enhancing the surrounding area.
- **Advertising features**, including size, location, design, color, texture, lighting and materials, shall not detract from the use and enjoyment of the proposed building and structures and the surrounding properties.

With the site redevelopment, all signs will be replaced. Building signs are proposed to inform patrons of what services/offerings are available within the travel center. The passenger vehicle fueling canopy and a single freestanding sign are proposed to notify drivers on adjacent roadways that the travel center is there. Directional signs are proposed to notify drivers where they are to enter the site.

Signs are tastefully worked into the building and site design but do not include specific architectural features.

8. **Preservation** of historic, traditional or significant uses, structures or architectural elements shall be preserved to the greatest extent possible during any project. Please explain the methods employed to preserve such features during the design of this project.

The use of the site will not be changed as part of this redevelopment. There are no historic, traditional, or significant uses, structures, or architectural elements associated with the site currently.

10. **Landscaping** shall enhance the character and appearance of the surrounding area and parking areas shall be located to the side or rear of buildings when possible. Please describe, in detail, the landscaping that is proposed for your project. (The Design Review Committee Handbook and Design Guidelines provide good information on landscaping for specific applications. The Zoning Bylaw, Chapter 25 also contains detailed information on landscaping and buffering requirements. Applicants shall review both documents prior to completing this application.)

Given the use as a travel center, parking in the rear for all vehicles is not practical. Passenger vehicle parking will be in front of the building.

Truck parking will be at the rear of the site. Landscaping will be used to enhance the street frontage and partially screen the passenger vehicle parking area while still allowing proper visibility into and out of the site.

11. **Lighting** shall be used to enhance appearance of the property, provide for safety and security of the property, and of those visiting the property. Lighting shall be shielded so that it does not cause surrounding properties and roadways to be illuminated and in all cases Dark Skies Compliant lighting is encouraged. Please describe the lighting that is proposed as part of your project (Please see Page 20-22 in the Design Review Committee Handbook and Design Guidelines for more information on lighting selection).

Lighting for the facility will be provided via perimeter shoe box type fixtures that will not allow light bleed off the property. Site lighting plans

are included in this submission to detail the arrangement of light poles and the levels of illumination throughout the property and at the property lines.

* Please note: Photographs of existing site and the building can aid the DRC in making its decision.

Section F. Required Signatures:

A. Applicant:

Applicant or Authorized Signatory

4/24/2020

Date

B. Property Owner: I hereby grant permission for the applicant to apply for and make the changes to the premises as proposed above.

Owner or Authorized Signatory

4/24/2020

Date

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

Name of Representative: not applicable

Address of Representative: _____

Phone: _____ Fax: _____

Email: _____

Relationship of representative to owner or applicant: _____

Finance Director/Tax Collector: I certify that the taxes are current for the above property (applicant must obtain this signature prior to submission of this application)

Authorized Signatory

Date

Design Review Committee Decision:

Summary of Recommendations:

The Design Review Committee has reviewed the above referenced architectural application at its meeting held on _____ .

The Design Review Committee found that the following with respect to conformance with the Design Guidelines:

C. CONFORMANCE WITH DESIGN GUIDELINES

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Height |
| <input type="checkbox"/> | <input type="checkbox"/> | Relation of building masses and spaces |
| <input type="checkbox"/> | <input type="checkbox"/> | Proportion of windows and doors |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof shape |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Facade line, shape and profile |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural detail |
| <input type="checkbox"/> | <input type="checkbox"/> | Advertising features |
| <input type="checkbox"/> | <input type="checkbox"/> | Heritage |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic Features |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting |

D. SUMMARY OF RECOMMENDATIONS

Based upon the above findings the application is:

- Approved as proposed
- Approved with the following comments or modifications: _____

Denied due to the following: _____

Additional Comments of the Design Review Committee: _____

Authorized Signatory

Date

Zoning Enforcement Officer/Building Inspector Decision:

Approved as proposed

Approved with the following comments or modifications: _____

Denied due to the following: _____

Authorized Signatory

Date

Attach Additional Sheets as Necessary