

For Official Use:

Date of Receipt: 6-21-22

Received By: Ymk-

File Number: _____

Date of Approval: _____

Completed: _____

Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER Cruise Control Transportation Inc
Address 210 Charlton Rd
City Sturbridge State ma Zip Code 01566
Telephone No. (508) 347-2444
Email Address touguyjosh@aol.com

2. NAME OF APPLICANT/ AGENT Joshua Roy President
Address 226 Roy Rd
City Fiskdale State ma Zip Code 01518
Telephone No. (508) 667-4677
Email Address touguyjosh@aol.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: 110 Brookfield Rd

Lot(s): 110 Plan: Book 04799/0135

Assessment Lot Number(s): 173-61936-110

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: Construction, trucking, and equipment repair, construction material hauling

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

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 300-15.2(A) of the Zoning

Ordinance/Bylaw which authorizes the ZBA

to permit a change in non-conforming use

Detailed explanation of request:

To seek approval to add the use of towing and storage of vehicles to the existing non conforming use of a trucking and construction operation as currently operating at 110 Brookfield Rd as shown and described on the plans and info submitted.

10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:


The proposed change of use will not be substantially more detrimental to the neighborhood as detailed in the attached narrative. The additional vehicles will fit in the existing parking lot and any impounded vehicles will be stored under cover in the existing salt shed. The number of additional trips per day will not be significant (see page 2 of narrative).

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

- The property has been used for commercial/industrial operations since 1954.
- There will be no dangers to public health and safety. Employee start and end times are staggered. There will be no traffic issues.
- Parking will be orderly as shown on the site plan
- A vinyl fence will be erected in the front by the grass strip to shield the property and the dumpster will be enclosed. The entire site is visible now.

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Zoning Board of Appeals review this application for Special Permit and/or Finding, 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 Regulations of the Zoning Board of Appeals of the Town of Sturbridge.


Signature of Applicant


6/15/22
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

6/15/22
Date

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

Name of Representative: _____

Address of Representative: _____

Telephone No.: _____

Relationship of representative to owner or applicant: _____

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

Incomplete applications will be automatically rejected and returned to the applicant.

Applications should be submitted to:

Town of Sturbridge Planning Department
Center Office Building
301 Main Street
Sturbridge, MA, 01566
508-347-2508

Applicants are *strongly* encouraged to schedule a submitted meeting with the Town Planner.

Cruise Control

TRANSPORTATION INC.

PHYSICAL ADDRESS

**210 Charlton Rd.
Sturbridge, MA 01566**

MAILING ADDRESS

**PO Box 285
Fiskdale, MA 01518**

Tel. 508.347.2444

Fax 774.241.0127

My name is Joshua Roy, I am a resident of 226 Roy Rd in Fiskdale and President of Cruise Control Transportation. It is my wish to purchase the property located at 110 Brookfield Rd, Fiskdale. This property is currently owned by Stan Kaitbenski Inc. I would like to make this the permanent home of Cruise Control Transportation Inc.

From what we have been able to learn the building at 110 Brookfield Rd. was built in 1954 and served as the largest Pontiac dealership in central Massachusetts at that time. It was a full-service car dealer where residents could purchase a new Pontiac, and drive or have their vehicles towed for service and repair.

Stanley Kaitbenski purchased the property in 1964 to house his construction and trucking operation and continues to operate from the location today. Stanley quickly outgrew the original building and in 1975 the first of two additions were built. First were the five garage bays attached behind the original structure with the doors facing south. The business continued to grow, requiring more equipment purchases and more employees. At its peak Stan Kaitbenski Inc employed 16 employees. He also owned over 25 large pieces of dirt moving equipment and 15 trucks consisting of triaxle dump trucks, trailer dumps, lowbed equipment moving trailers, pickup trucks and other support vehicles. Stans business consisted of full site construction and excavation, processing and mining of materials, trucking of construction equipment and a full-service plowing operation.

Stan Kaitbenski Inc. operated 24 hours a day, 7 days a week in order to meet the demands of its business, including snow removal and supplying materials to paving contractors etc. The facility housed parking for all equipment, employees' cars, provided office space and a full-service repair facility to repair their equipment, and a "salt shed" to store snow and ice treatment for roadways and parking lots. In 2006 the most recent addition was built to expand the office space and add an employee lounge area.

In the last few years, Stan Kaitbenski Inc has begun downsizing due to changes in the economy, increased competition and employee challenges. In 2020, Stan Kaitbenski Inc. entered into an agreement with my business to take over the trucking operation and there are plans for Cruise Control to resume plowing operations in fall of 2022. In March of 2021 Cruise Control started utilizing the yard space at 110 Brookfield Road to park some trailers, equipment and eight tractor trailer type units. We also started utilizing the garage area to repair our larger trucks as they can't fit in the garage at our current Charlton Road location. We have no plans to repair any equipment we do not own.

Cruise Control Transportation Inc. was started in August of 2019. I started the business with three trucks and two employees operating out of my home. We are a 24 hour a day, 7 day a week full-service towing and trucking operation. In October of 2019 we secured space at 210 Charlton Rd next to Steve's Collision Center and it continues to serve as our headquarters today. Currently Cruise Control Transportation Inc has 25 employees, although this number fluctuates as business requires. We currently have 40 pieces of equipment and operate out of three locations. Our current Charlton Rd location no longer suits our needs as we have outgrown it. It is no longer practical to stay at that location and as we all know too well there are only so many locations available within our town that we can operate from and 110 Brookfield Rd checks off every box on our list.

- Adequate space to store our assets
- Adequate garage space to repair and maintain our assets
- Adequate office space to house all our office staff.
- On-site fueling allows us to eliminate our current 2000-gallon temporary fuel tank
- Remaining within the town limits of the Town of Sturbridge allows us to continue to provide services for the Sturbridge Police and Fire Departments.
- Safe exit and entry access to Rte. 148 and access to Rte. 20 by traffic light, reducing the risk to the public at our current location.

It would be my intention to remove all the scrap and debris from the yard, giving us a clean slate to start with. As you can see from the attached map, we have laid out exactly how we intend on utilizing the space. From trailer parking on the southern part of the property, tow truck parking along the east border, and employee and customer parking near the building, we feel we have a solid plan of how to utilize the space. Also, it is important to note the driver reports to work in his/her personal vehicle parking in the spot where the company vehicle was parked. At the end of their shift, they reverse the process.

Question and Answers:

Q: How many total vehicles will Cruise Control be storing on the location at any given time including owned and non-owned vehicles?

R: Our data from the last 12 months tells us that we impounded a total of 436 cars during that time period, on average a vehicle stays for a period of 8 days. An average of 5-6 cars are stored at one time. No vehicle stays on our property for more than 30 days when it is moved to a secondary storage facility while the proper paperwork is completed to dispose of the vehicle. The only exception to this rule is if the vehicle is put on a hold by the police department for an investigation. In the last 12 months this has only happened twice. Including company vehicles based out of the Sturbridge location we estimate an average of 30 vehicles per day.

Q: How many vehicles will be moving throughout the facility on an average day?

R: It's hard to say exactly how many vehicles will be coming and going daily, however Monday through Friday we have 16 employees on duty for the first shift, four of them are office staff and the rest are drivers. Drivers typically leave with their trucks at the start of their shift and are out for a 10- or 12-hour period before they return to the lot, the exception to this would be if we had police tows during the day that came back to the yard for impound. For the second shift, three employees would be coming into

work as the first shift employees start to filter out. Please note that at no time is there a rush where everyone leaves at the same time, the employee shifts are staggered through the day. On weekends, we have four on duty tow drivers during the first shift and three on duty during the second shift, the tractor trailers rarely go out on weekends. Lastly, we very rarely have customers visit our location as we are not a retail outlet, nor do we provide any on-site repair services (with the exception of our own vehicles).

Q) Will Cruise Control be adding additional lighting?

R) Currently there are no plans to add any additional lighting, however if in the future more is needed, we will work with the town and the neighbors to ensure that the lighting is not intrusive or impedes the passing traffic.

Q) How often can neighbors expect trucks going in and out throughout the night?

R) Our call data from the past 12 months tells us we have only received 699 calls for service between 9:00PM and 7:00AM, only half of those being from our Sturbridge location. Of those 40% involved vehicles towed to our facility for storage. Please also note although calls come in between those hours the truck may have been out on the road already and responded directly from that road and not at our location. The tractor trailer units are dispatched prior to 7:00 AM, Monday through Friday and will not interfere with the morning school traffic.


Q) What improvements does Cruise Control intend to make to the current property?

R) There will be no major changes to the current building or property at this time (excluding necessary repairs). Any future improvements needing to be made in the future will be done in compliance with all Town of Sturbridge bylaws. Immediate improvements to be made consist of repairing the current asphalt parking lot including grading of current grindings, replacing the deteriorating garage doors, repairing the roof, installing a chain link gate across the "salt shed" securing that as an impound area, adding a white vinyl fence on the strip of grass between Brookfield Rd and the parking lot, striping and allocation of parking areas with signage including a handicap parking spot, removal of all scrap materials and machinery from current owners.

In conclusion, I was born and raised in Sturbridge and worked in town for many years. I currently reside in town with my wife and three children and there is no other place where I'd rather live and operate my business. My wife also owns a small business in town and in addition to Cruise Control Transportation I own and operate Sturbridge Motors Inc which holds a used car license in town as well. Sturbridge Motors will remain at 210 Charlton Road.

I ask the board to please approve my application for this special permit as I believe my business is the perfect fit for 110 Brookfield Rd and will create little to no additional disruption to the surrounding area or neighbors.

Thank you for reviewing my application and your consideration in this matter.



Joshua P. Roy

Cruise Control Transportation