
MEMORANDUM

Date: July 21, 2021

To: Planning Board
Town of Sturbridge

From: SITEC, Inc. a Part of Civil & Environmental Consultants, Inc.
Steven D. Gioiosa, P.E. and Daniel N. Aguiar

Subject: Lucky Mart
Site Redevelopment

Location: 122 Main Street
Sturbridge, MA

CEC Project: 304-106



Attached please find an application with supporting documents for Site Plan Review for the convenience store/gas station located at 122 Main Street. The project is a proposed upgrade to the site to improve parking for customers while upgrading the fuel tank and fuel dispensing systems for the gasoline component of the site. The following is a summary of the proposed site modifications:

1. Relocate fuel dispensing islands and canopy to facilitate parking changes;
2. Add (8) parking spaces, including an ADA compliant space, in front of the convenience store for improved customer access;
3. Add landscaped islands at the ends of the new parking stalls for vehicle protection;
4. Add a 332 SF addition to the southeast building corner;
5. Add a 1,280 SF addition to the north end of the existing store (Phase 2);
6. Remove portions of the existing paved surface and add buffer plantings;
7. Add two roof drain stormwater recharge systems for runoff mitigation;
8. Add a trench drain interceptor, downgradient of the pump islands. This trench drain will direct the surface runoff to a water quality treatment unit for hydrocarbon and total suspended solids (TSS) removal;

9. The overflow from the treatment unit will get secondary treatment in a bioretention basin that will have an amended soil base and a wetland seed mix surface. This basin will maintain the existing runoff flow path without encroaching on the adjacent steep slope; and
10. A crushed stone filter strip will be provided along a portion of the southerly edge of pavement for runoff mitigation with an overflow directed into the bioretention area.

On Sheet 1 of 4 of the site plans, we have provided a narrative summary of the vital statistics of the project including parcel area, gross floor area, number of parking spaces, and lot coverage data.

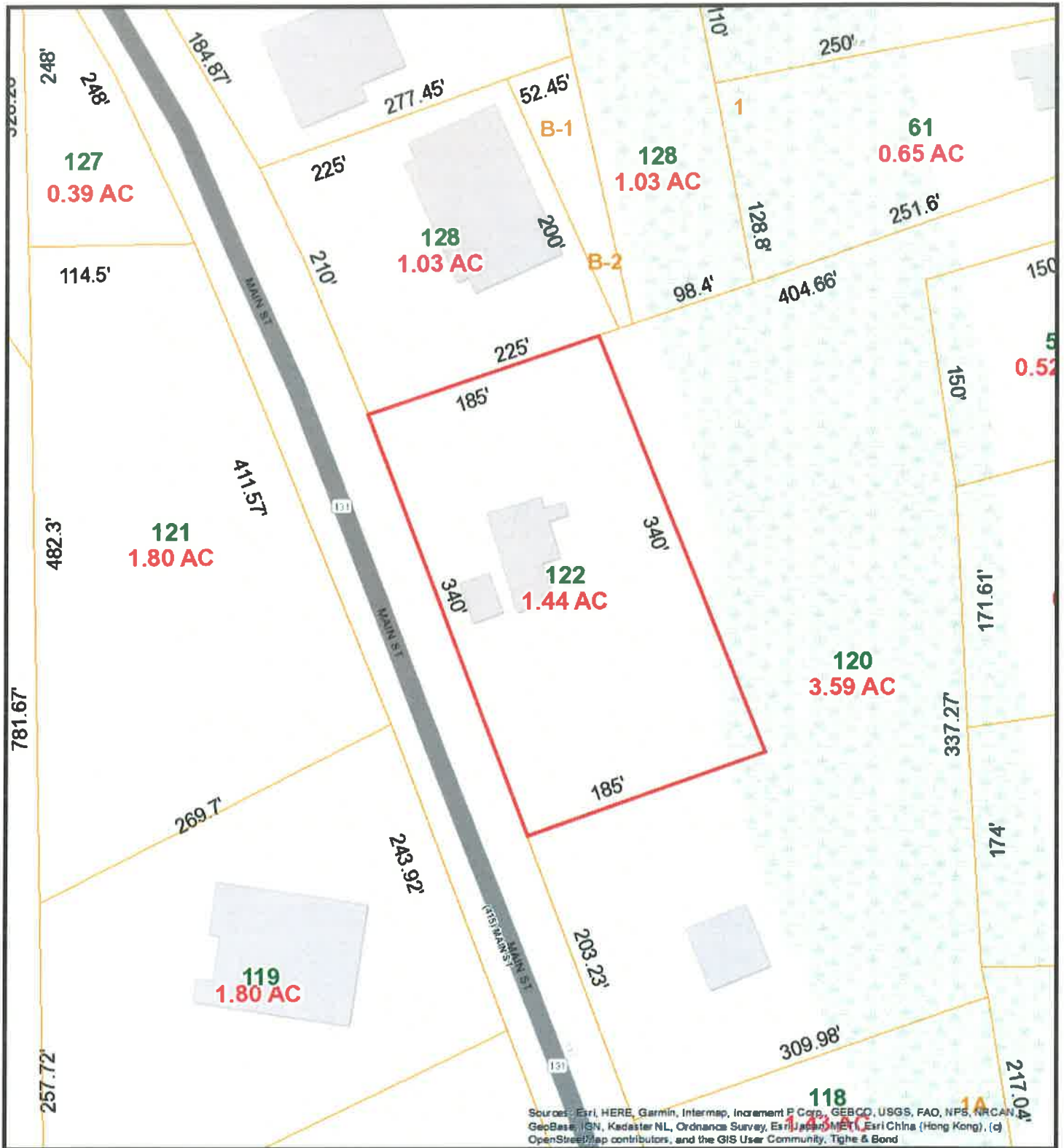
Water consumption and wastewater generation will be relatively low for this retail use. As a retail use, we have projected the flows based on Title 5 which projects an average daily flow at a rate of 50 gallons per day (GPD) per 1,000 SF. For this project, this results in a projected flow of 210 GPD. This is the equivalent of a 2 bedroom dwelling.

It is important to note that the building architecture, materials, and colors will remain the same for the additions. As depicted on the attached architectural plans, the maximum building height will be 21.5 feet, with the two additions being slightly lower than the existing roof peak.

Thank you in advance for your consideration of this application.

cc: Swaminarayan Realty, LLC

Attachments: Site Plans
Architectural Plans
Drainage Summary/Maintenance Report
Photographs
Locus Map – 1” = 400’
Lighting Specifications



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Tighe & Bond

122 Main Street

7/21/2021 11:29:15 AM

Scale: 1"=100'

Scale is approximate


The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

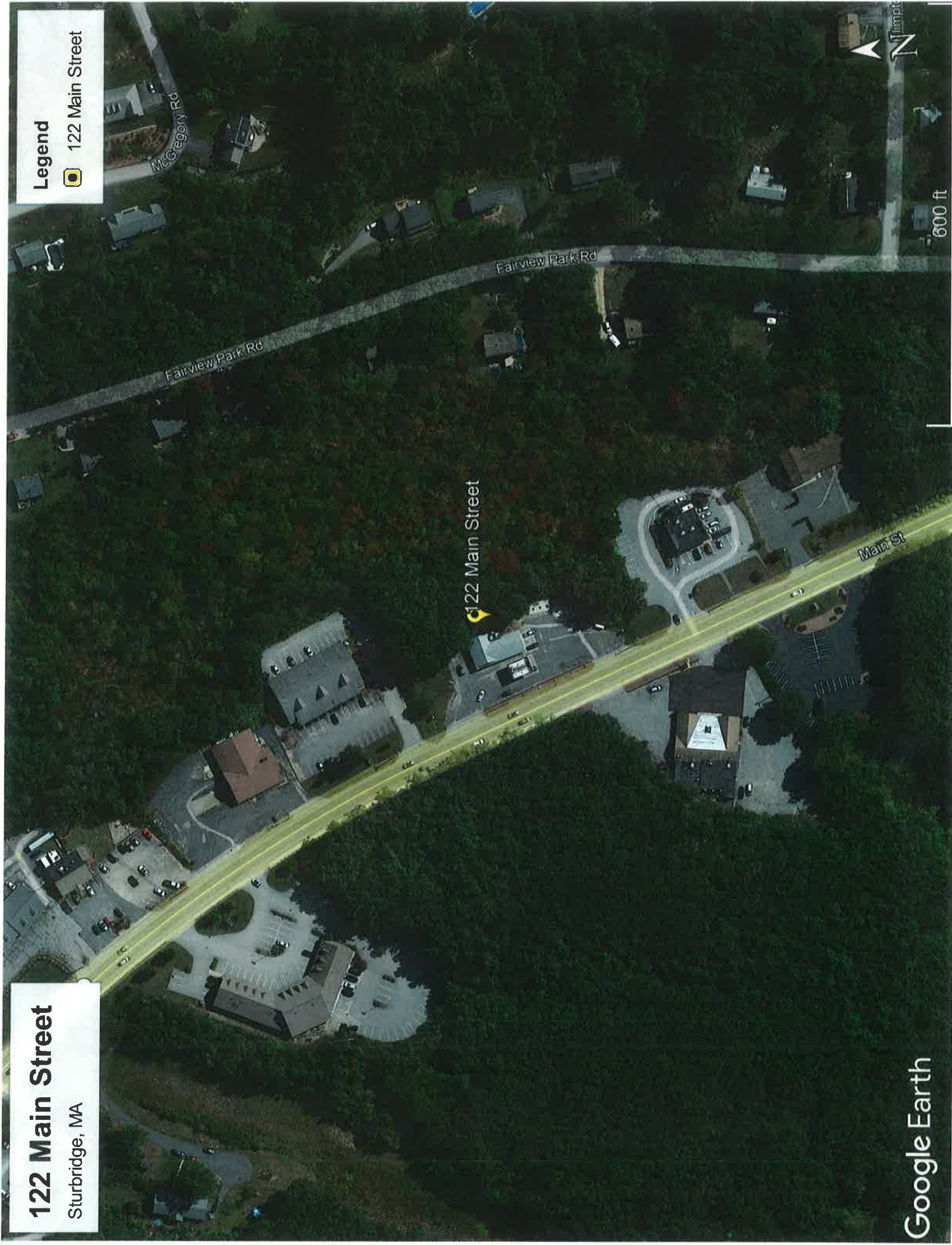


122 Main Street

Sturbridge, MA

Legend

 122 Main Street



600 ft

