

RECEIVED
DEC 18 2018

ZONING BOARD
OF APPEALS

For Official Use:

Date of Receipt: _____ Received By: _____
File Number: _____ Date of Approval: _____
Completed: _____ Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER Dan Matte
Address 179 Main Street
City Sturbridge State MA Zip Code 01566
Telephone No. 508-951-3202
Email Address dmatte9829@aol.com

2. NAME OF APPLICANT/ AGENT David Jaquith
Address 136 Draper Road
City East Brookfield State MA Zip Code 01515
Telephone No. 512-660-9594
Email Address david.jaquith53@gmail.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: 179 Main Street Stuebriog MA 01566
 Lot(s): _____ Plan: _____
 Assessment Lot Number(s): _____

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: Office Space & mixed use

8. Date of construction of all existing and proposed buildings and structures on the subject property: 2012

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	municipal	Same
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	municipal	Same
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Catch Basins	Same

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 2409 of the Zoning Ordinance/Bylaw which authorizes ZBA TO GRANT 2 SPECIAL PERMIT to permit FOR PLACE OF AMUSMENT OR RECREATION

Detailed explanation of request:

See Attached

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:

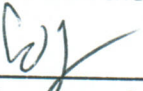
See attached

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

See attached

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

12-16-18

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

12-16-18

Date

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

Name of Representative: BERTING ENGINEERING

Address of Representative: Elm Street Southbridge Md.
61550

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.

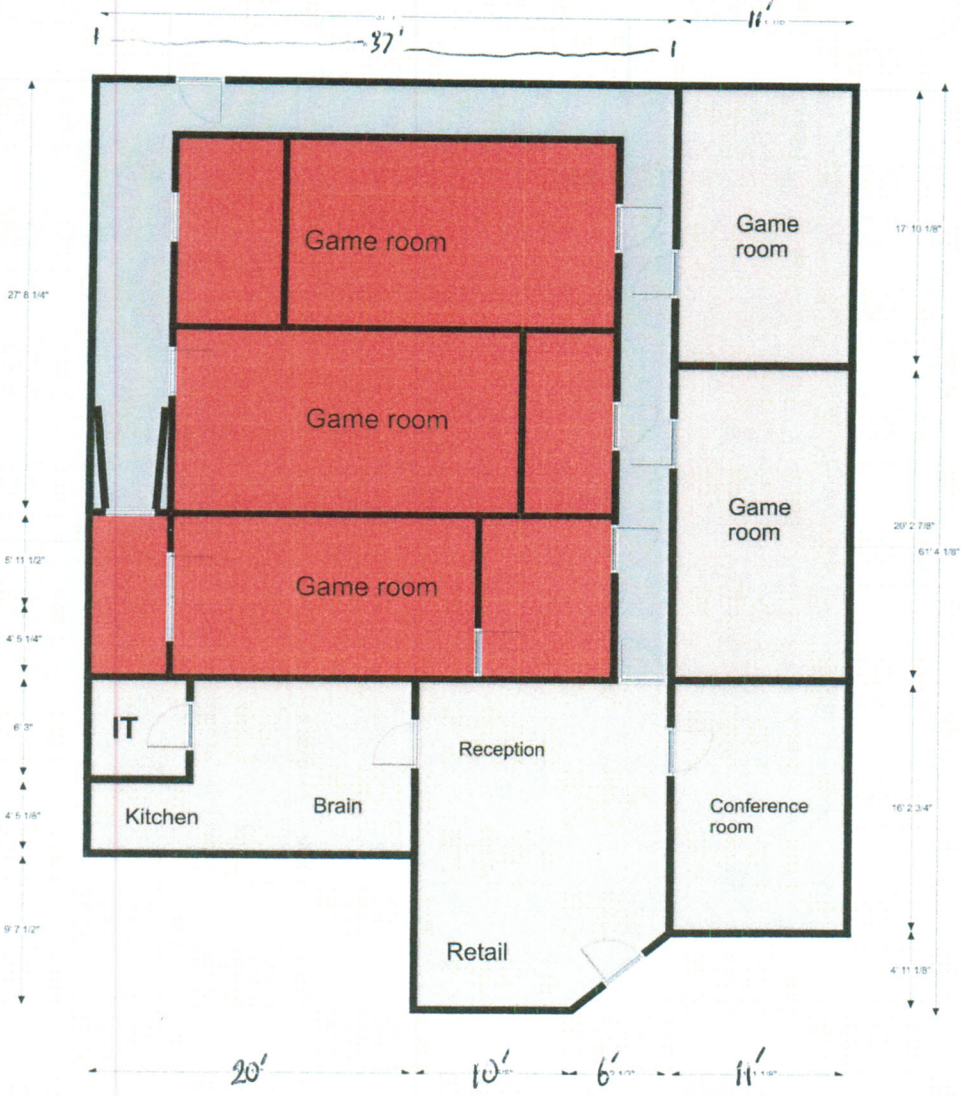
An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

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.



To: City of Sturbridge, MA
Sturbridge Town Hall

From: David & Meghan Jaquith, Owner/Manager/Applicant
136 Draper Road
East Brookfield, MA 01515

Re: Special Permit Application
179 Main Street
Sturbridge, MA 01566

Request for Special Permit

Zoning Bylaw 24.09

1. The proposed Escape Room at 179 Main Street Sturbridge, MA would convert 2767 square feet of the building from Commercial/Retail space to Amusement/Retail Space.

An escape room, also known as an "escape game", is a physical adventure game in which players solve a series of puzzles and riddles using clues, hints, and strategy to complete the objectives at hand. Players are given a set time limit to unveil the secret plot which is hidden within the rooms. Escape Games are play in teams, with as few as two and as many as ten. Every player may not know each other but it is imperative that you work together or the team will surely fail.

Only a decade old, there are more than 8,000 Escape Rooms in the world, a third of which are in the United States. With Escape Rooms in Webster, Worcester, and Boston there are more than two dozen in the State of Massachusetts.

2. "Escape the Pike" is planning to open two Escape Rooms initially and plans to have up to 5 separate rooms operating once fully built. Each Escape Room could hold up to 10 players at a time. Retail space would also sell puzzles and games if permitted with the possibility to sell prepackaged food if permitted by the Board of Health.
3. Safety is a primary concern for the owners who are currently employed full-time in the security industry with plans to draft a risk assessment and physical security plan for "Escape the Pike".
4. Customer parking is also a concern. Preliminarily, 39 parking spaces have been identified for use by "Escape the Pike".

Section 10:

- a. The commercial district 179 Main street resides in allows for a special permit to be issued for a commercial amusement/recreational permit.
- b. The operation of an "Escape the Pike" will not create a hazardous or unsafe environment that could endanger the public. A Risk assessment and physical security plan will be drafted and can be given to Sturbridge Public Safety/First Responders to keep on file.
- c. The Commercial Master Plan is seeking to develop uses that will provide families and visitors with additional activities that will encourage them to stay overnight.
- d. The existing parking lots and walkways are laid out as to allow for safe entry and exit to and from the building. The existing parking plan calls for 17 parking spaces to be available to "Escape the Pike" for its operation. There are currently 39 parking spaces available.
- e. The preexisting building's exterior will not be altered except for the addition of a sign that has been submitted for approval by the sign review board.

Based on the above information we meet all of the criteria for a special permit and request that it be granted.

Thank you for your consideration

CERTIFICATE OF TAXES PAID

Barbara A. Barry, Finance Director

Department/Board/Committee: Zoning Board of Appeals.

Please verify outstanding tax/fee status for the following property owner:

Property Owner: 179 MdW Street LLC.

Property Location: 179 MdW Street
Stevensville Md 01566

Please be advised that all taxes:

- The license/permit may be released
- The license/permit may not be released



Finance Director

12-18-18

Date

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
415-03427-171	171 MAIN STREET REALTY INC	736 WORCESTER ST	SOUTHBRIDGE	MA	01550	171 MAIN STREET
162-03425-009	CAREY RACHELLE J	9 BLUEBERRY LANE	STURBRIDGE	MA	01566	9 BLUEBERRY LANE
162-03426-021	DALE JONATHAN H	21 BLUEBERRY LANE	STURBRIDGE	MA	01566	21 BLUEBERRY LANE
415-03427-172	DANIKA LLC	172 MAIN STREET	STURBRIDGE	MA	01566	172 MAIN STREET
415-03426-173	DJ ONE REALTY LLC	736 WORCESTER ST	SOUTHBRIDGE	MA	01550	173 MAIN STREET
162-03426-022	GARON RICHARD D	22 BLUEBERRY LANE	STURBRIDGE	MA	01566	22 BLUEBERRY LANE
162-03426-018	GORE ANN C	18 BLUEBERRY LANE	STURBRIDGE	MA	01566	18 BLUEBERRY LANE
162-03426-017	JOLIN MARCEL R	17 BLUEBERRY LANE	STURBRIDGE	MA	01566	17 BLUEBERRY LANE
162-03425-011	LAFLECHE JOHN & CHRISTINE TR	11 BLUEBERRY LANE	STURBRIDGE	MA	01566	11 BLUEBERRY LANE
162-03426-015	LAMPARTH CHRISTIAN	15 BLUEBERRY LANE	STURBRIDGE	MA	01566	15 BLUEBERRY LANE
162-03425-014	MAVER JAMES P	14 BLUEBERRY LANE	STURBRIDGE	MA	01566	14 BLUEBERRY LANE
162-03425-012	MCCORMACK SHAWN R	12 BLUEBERRY LANE	STURBRIDGE	MA	01566	12 BLUEBERRY LANE
415-02956-201	MORE THOMAS M	201 MAIN STREET	STURBRIDGE	MA	01566	201 MAIN STREET
262-03427-139	SANTOSUOSSO ALBERT W	139 FAIRVIEW PARK RD	STURBRIDGE	MA	01566	139 FAIRVIEW PARK RD
162-03426-013	SAVAGE DIANE M	13 BLUEBERRY LANE	STURBRIDGE	MA	01566	13 BLUEBERRY LANE
415-03417-000	SEA STURBRIDGE PLAZA LLC	P.O. BOX 528	COLUMBIA	SC	29202	178 MAIN STREET
415-03417-02	OSJ OF STURBRIDGE LLC	373 COMMERCE PARK	N.KINGSTON	RI	02852	178 MAIN STREET - 2
575-03427-002	SHAH ASSOCIATES INC	2 SHEPARD ROAD	STURBRIDGE	MA	01566	2 SHEPARD ROAD
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Planning/Zoning Board - 300'					
RE: 179 MAIN STREET						
Certified Copy						
Assessor:	<i>David P. Murphy</i>					
	12-17-18					

RECEIVED

DEC. 18 2018

ZONING BOARD
OF APPEALS