



For Use by Permitting Coordinator:
Date Received: _____
Determination of Completeness: _____
Additional Information Received: _____
Application Withdrawn: _____

TOWN OF STURBRIDGE
APPLICATION FOR PERMANENT SIGN
REVISED 2/07/11

Site: 27A Main St.
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: Center of Hope Foundation, Inc. dba 23 Eats

Applicant Name: Cindy Howard / Derek Fairbrother

Address: P.O. Box 66 27A Main St.
Southbridge, MA 01550 Sturbridge, MA 01566

Phone: (508) 764-4085 Fax: 508-765-0255

Email: choward@thecenterofhope.org; dfairbrother@thecenterofhope.org

B. Property Owner:

Name: Center of Hope Foundation, Inc.

Address: P.O. Box 66
Southbridge, MA 01550

Phone: (508) 764-4085; 774-230-1926 Fax: 508-765-0255

Email: choward@thecenterofhope.org

C. Agent Information:

Business Name: _____

Agent: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers: 415-03923-027

B. Proposed Sign Information:

Please provide a general description of the sign and location of the sign (attach additional sheets if necessary):

The sign will sit on the roof as explained on site plan.
See attached documentation
8' x 2' 6" (external illumination)

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

pre-existing non-conforming lot

D. Note any special permit or variances granted or denied or in process at this time:

ZBA special permit change in use
PB site plan approval

Section 3. Required Application Submittals: 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. The following information must be submitted with the application for a sign permit for new signs and changes to existing signs: (At its discretion, the DRC may substitute some requirements with a site visit).

- A Site Plan showing property lines, setback areas, access points, traffic flow and a scaled site plan showing property lines, appropriate front, side, and rear yard setbacks as identified in the Zoning bylaw, pedestrian and vehicular access and existing buildings and significant site objects and features, and the existing and proposed sign locations shall also be shown.
- A drawing of the proposed structure or sign, including color and type of surface materials, showing front elevations, rear elevations, and side elevations, where there are not adjoining buildings. The drawing should accurately convey the design of the sign including lettering styles, size, and composition. The location, font, and contrasting color of the street number shall be easily read by emergency personnel and patrons/visitors.
- A description of the materials, colors, and lighting, (if the sign is to be lit), to be used in the modification of an existing sign or construction of a new sign. The presentation of photographs showing the existing signs to be modified would be helpful. Samples of the colors of the proposed sign and materials to be used for the construction of the signs and supports shall also be submitted.
- Scale drawings of the proposed sign, (whether the modifications of an existing sign, or the provision of a new sign) shall be submitted, including a plan view and an architectural elevation of each side. One architectural elevation will suffice if all sides are identical. All drawings shall include dimensions indicating the length, width, and height of the proposed signage as appropriate to the information conveyed by plan or elevation. Applicants shall review the Town of Sturbridge Zoning Bylaw for detailed information on zoning limitations and requirements relative to their signage situation prior to designing any new proposed signs. The Bylaw may be accessed on line at the following link:
http://www.town.sturbridge.ma.us/Public_Documents/SturbridgeMA_PlanningDocuments/Zoning%20Bylaw%202010?FCItemID=S02B54AC5

- 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.
- Photographs of existing signage on the site and the building will aid the DRC in making its decision and are required as a submittal.

Section 4. Required Signatures:

A. Applicant:

Cindy Howard
Applicant or Authorized Signatory

11/26/2018
Date

B. Property Owner: I hereby grant permission for the applicant to apply for and erect the signs as proposed on the above referenced property.

Owner or Authorized Signatory

Date

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

Name of Representative: _____

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

OK
//

Date

Design Review Committee Decision

A. APPLICANT

Name _____

Address _____

Telephone No. _____

B. SIGN DIMENSIONS AND LAYOUT

Overall Dimensions _____ Area _____

Colors _____

Lettering _____

Materials _____

Other _____

C. CONFORMANCE WITH DESIGN STANDARDS

YES NO

- Signs** with associated architectural details, materials, colors and textures are 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.
- Preservation** of historic, traditional or significant uses, structures or architectural elements have been preserved to the greatest extent possible.

D. Summary of Recommendations:

The Design Review Committee has reviewed the above referenced sign application at its meeting held on _____ and the sign(s) as proposed have been:

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

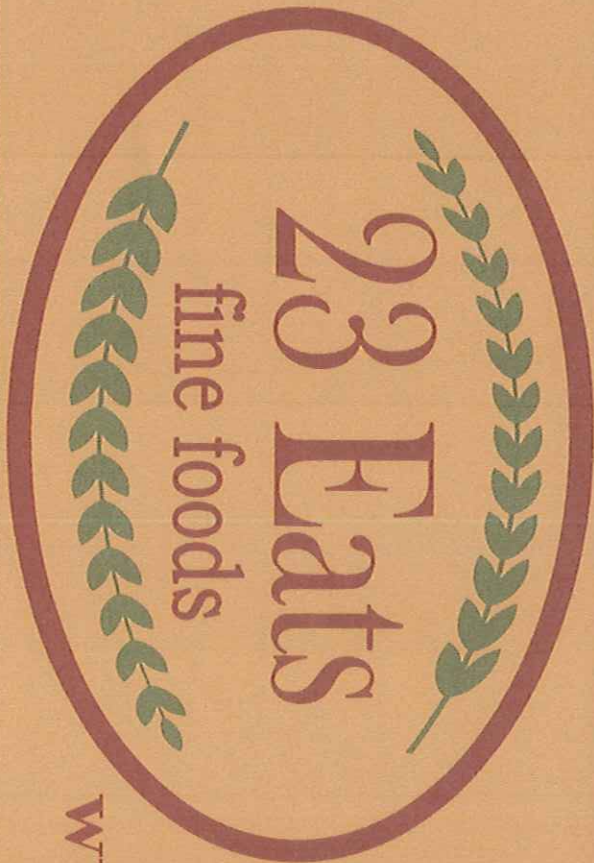
Date

Attach Additional Sheets as Necessary

Catering

**Ready-Made
Meals**

Custom Menus



508-909-7977

www.23eats.com

- GRADING & UTILITY NOTES:**
1. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF UTILITIES AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS PRIOR TO DIGGING.
 2. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THE TOWN OF CHARLTON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
 3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT.
 4. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30-DAYS PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITIES AT THE SITE. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.

STURBRIDGE PLANNING BOARD
SITE PLAN APPROVAL

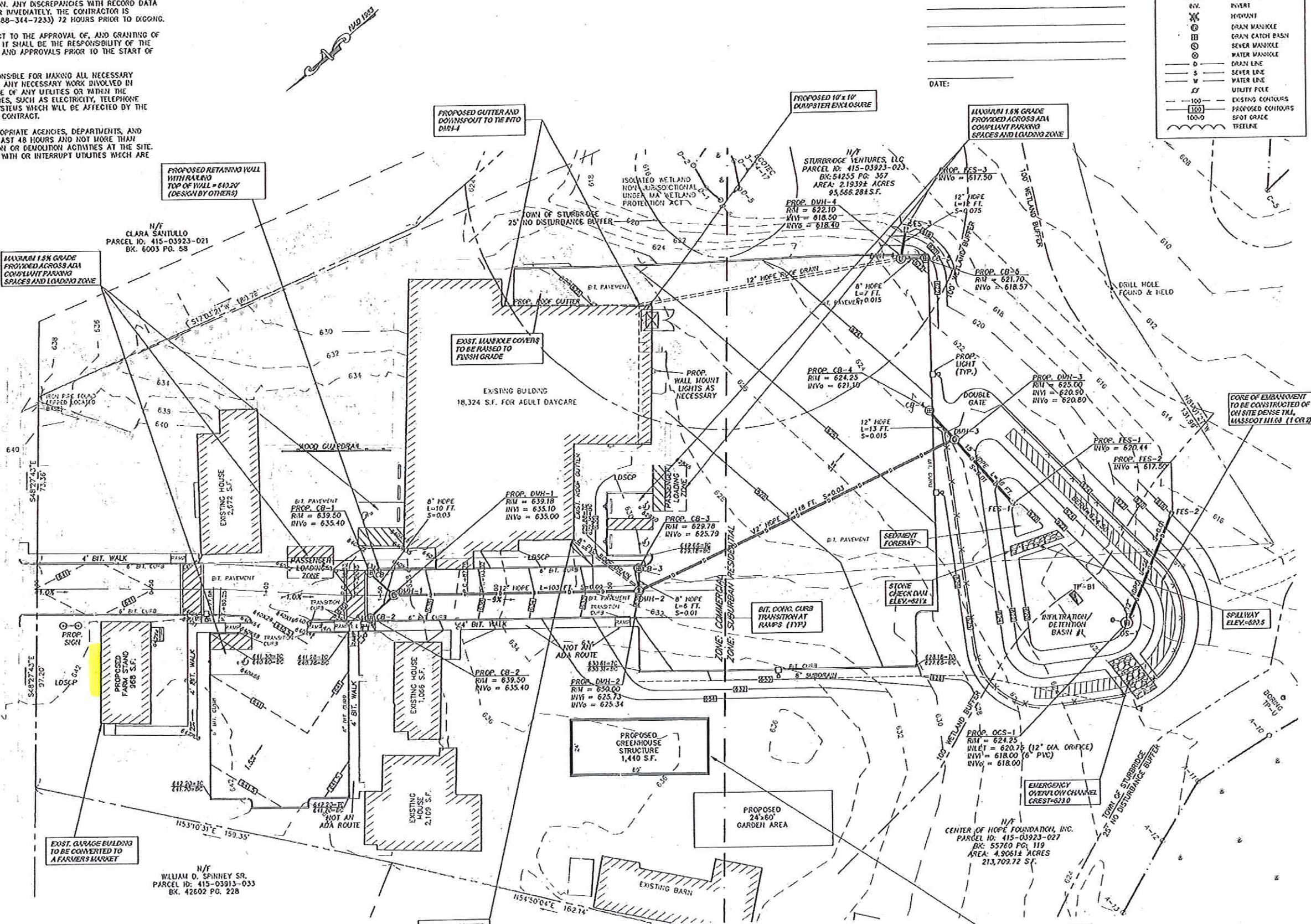
LEGEND

H/W	HOW OR FOREVERLY
EX	EXISTING
PROP.	PROPOSED
RYL	R/W LINE
⊗	HYDRANT
⊙	DRAIN MANHOLE
⊕	DRAIN CATCH BASIN
⊖	SEWER MANHOLE
⊗	WATER MANHOLE
—	DRAIN LINE
—	SEWER LINE
—	WATER LINE
—	UTILITY POLE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
○	SPOT GRADE
—	TRAILLINE

HOR. SCALE IN FEET: 1"=20'

REV	DATE	DESCRIPTION

MAIN STREET - ROUTE 131
(AKA SOUTHBURGE ROAD)
(PUBLIC, 66' WIDE - 1931 LAYOUT)



CHRISTOPHER P. McCLURE
P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 45667
CT LIC. NO. 23946

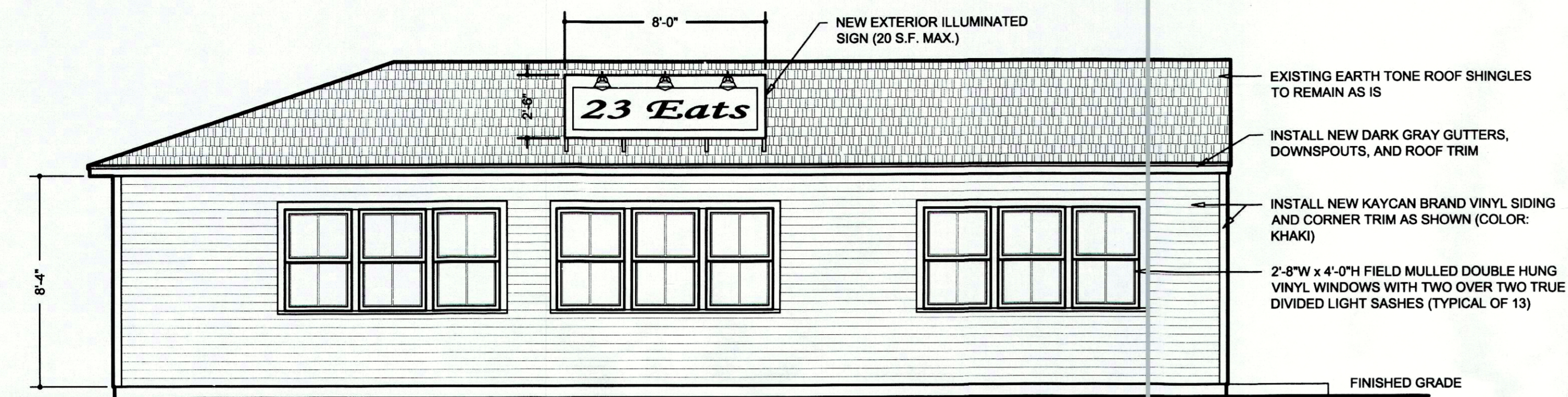
McCLURE
ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 245-2005
Fax: (508) 245-4987
Email: chris@mcclureengineering.com

SITE PLAN MODIFICATION
#23 & 27 MAIN STREET
STURBRIDGE, MA 01566
PREPARED FOR
CENTER OF HOPE FOUNDATION, INC.
100 FOSTER STREET
SOUTHBURGE, MA 01550

DRAWN BY: JHM
DATE: 4/27/2017
CHK BY: CPM
SCALE: 1"=20'
PROJ. NO. 287-165241

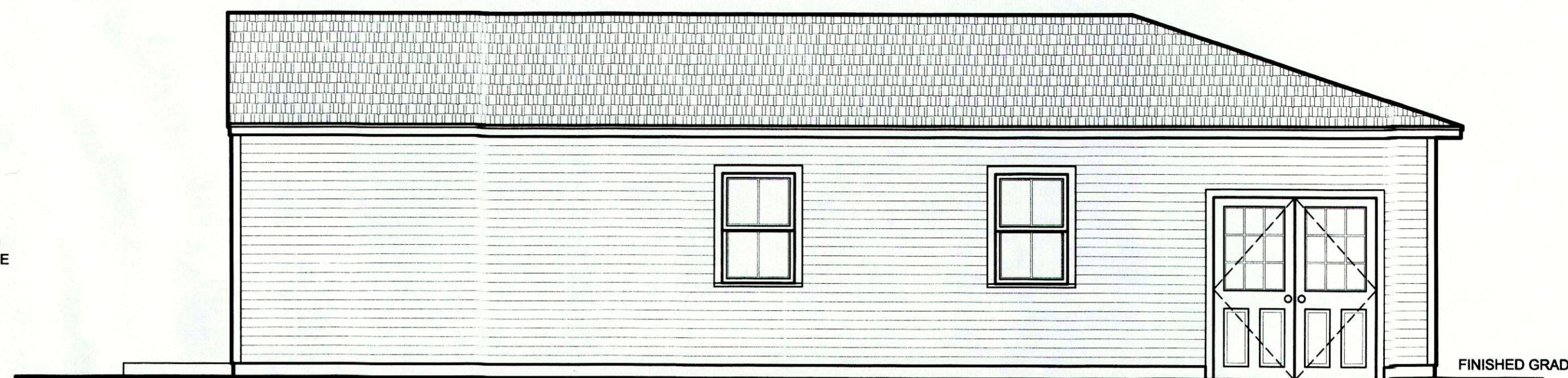
GRADING & UTILITIES
C-2

DIG-SAFE (1-888-344-7233) NOTE:
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



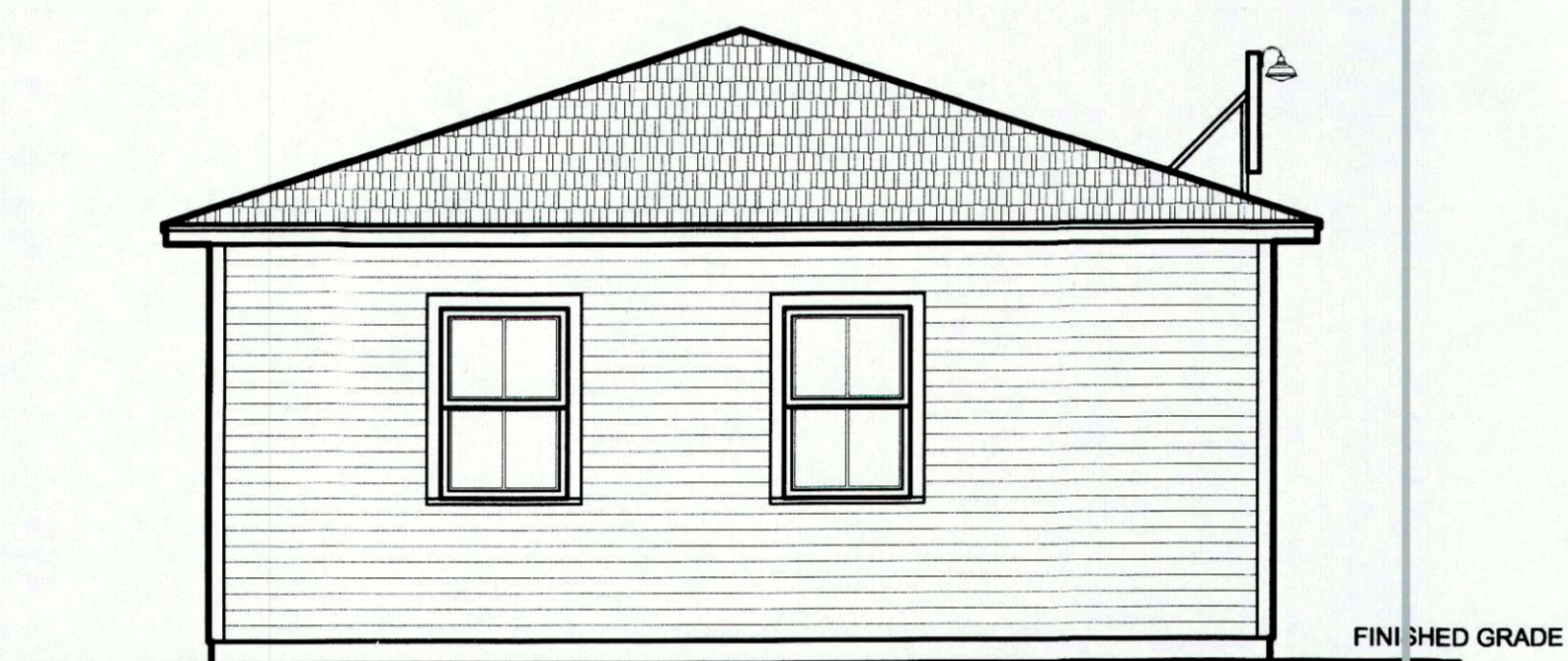
2
A1
NORTHEAST (FRONT) ELEVATION

SCALE: 1/4"=1'-0"



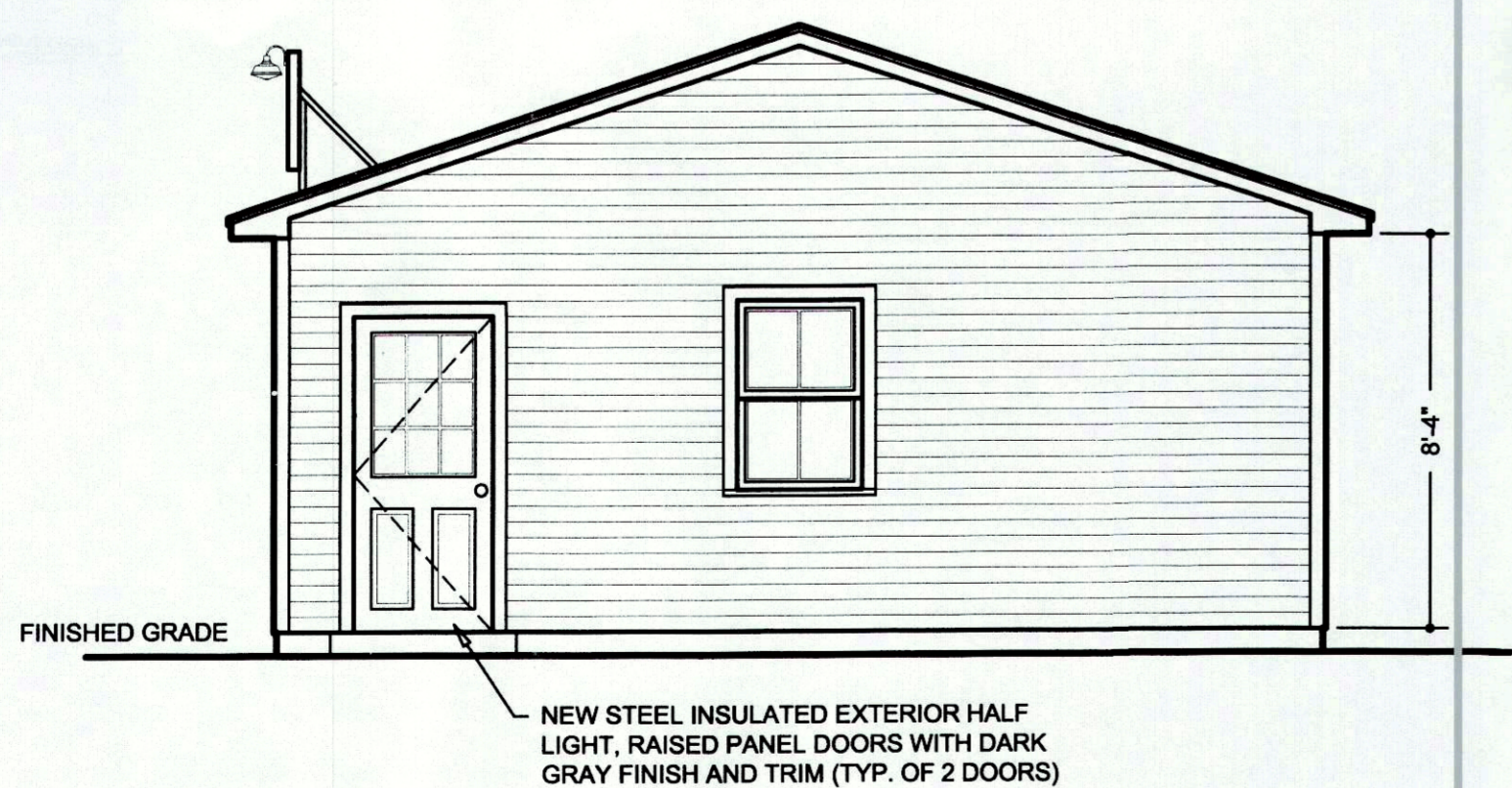
3
A1
SOUTHWEST (REAR) ELEVATION

SCALE: 1/4"=1'-0"



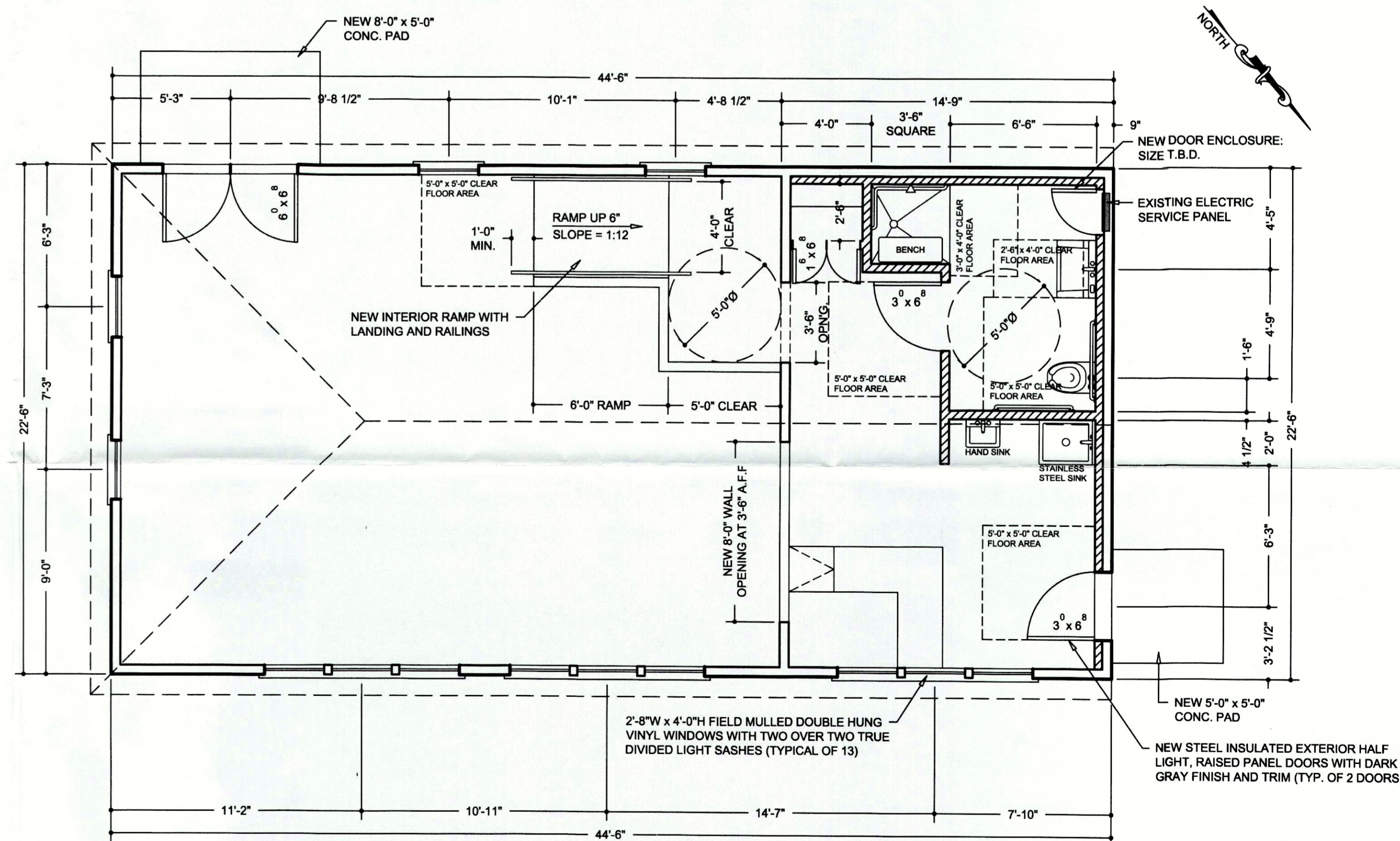
4
A1
SOUTHEAST (LEFT) ELEVATION

SCALE: 1/4"=1'-0"



5
A1
NORTHWEST (RIGHT) ELEVATION

SCALE: 1/4"=1'-0"



1
A1
FLOOR PLAN

SCALE: 1/4"=1'-0"

IMPORTANT NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND THE ORDERING OF DOORS, WINDOWS, AND RAW MATERIALS.

PARTITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- NEW 2 x 4 WOOD STUD PARTITION

GURRAN CONSULTING
TECHNICAL DRAFTING SERVICES
P.O. BOX 550 - 14 OFF PROSPECT ST.
GILBERTVILLE, MA 01031-0550
T: (413) 477-0104

ALEXANDER S. PROKOS, A.I.A.
ARCHITECT
103 EVERETT ST.
SOUTHBURIDGE, MA 01550
T: (508) 764-7666

CLIENT	CENTER OF HOPE
ADDRESS	23 MAIN ST.
CITY / TOWN	STURBRIDGE, MA
DESCRIPTION	GARAGE RENOVATION
SCALE	1/4"=1'-0"
DATE	08/14/18
REVISIONS	
DRAWING NO.	A1
FILE NO.	AP3494-A1.DWG