



TOWN OF STURBRIDGE

Planning Board Permit Application

For Official Use:

Date of Receipt: 12/24/19

Received By: jmb

File Number: _____

Date of Approval: _____

Completed: _____

Not Completed: _____

Application Type

Special Permit Site Plan Review Waiver

Part A General Information

1. NAME OF REGISTERED OWNER Sturbridge Corp.
Address 1 Old Sturbridge Village Road
City Sturbridge State MA Zip Code 01566
Telephone No. 508.347.0314
Email Address bking@osv.org

2. NAME OF APPLICANT/ AGENT Stephen Fleshman
Address 99 Apple Road
City Brimfield State MA Zip Code 01010
Telephone No. 508.347.7188
Email Address fleshman@sf-arch.com

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRES 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: 369 Main St

Lot(s): _____ Plan: _____

Assessment Lot Number(s): 415-/0 2458/- 3711//

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: Retail / Restaurant

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)	<i>municipal</i>	<i>municipal</i>
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	<i>municipal</i>	<i>municipal</i>
Type of storm drainage (i.e. sewers, ditches, swales or other means)		

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	7421	7421	7080	7080	4	3
Institutional						
Residential						
Total	7421	7421	7080	7080	4	3

Part C

Project Narrative *Must be completed by applicant or agent*

Describe the proposed project in terms of use, design elements and construction timeframe.

The project consists of the conversion of an existing retail space (1405 sq. ft.) to new restaurant dining / bar space. No additional floor space will be added.

41 seats will be added - total 90 seats.

Explain how the design and layout of the development or use constitutes suitable development without detriment to the neighborhood or to the environment.

N/A

Describe any special processes, mitigation measures or unique circumstances which may have a bearing on project approval

N/A

10. Please list any technical studies or background material being submitted to support the application.

N/A

11. Please indicate (✓) if the applicant or owner has submitted any of the following applications for all or part of the subject property and complete the following chart:

Other Applications	Required		Submitted		File Number	Status of Application
	Yes	No	Yes	No		
Conservation Commission (Notice of Intent or Request for Determination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Health (Septic, food, other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Zoning Board of Appeals (Special Permit, Variance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Selectmen (Liquor License)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Other:

The above items may be required as part of the conversion of the retail space to the restaurant space

SITE PLAN CHECK LIST

1. Existing Site Plan – note any non-conformance

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Locus	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> North arrow	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Survey	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Existing Structures	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Existing roads and curbs	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Contours and elevations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Abutters within 300 feet	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Zone and dimensional requirements	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Setbacks	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

2. Proposed – meets zoning unless noted

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Lot dimensions	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Proposed buildings	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Percent building & impervious areas	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sidewalks and buffer areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Streets, driveways and access	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Circulation patterns	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Parking spaces and calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Allowed use reference	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Loading areas	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Building mean height	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dumpsters & screening	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Outdoor storage areas	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

3. Grading

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Buffer zones and distances	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Wetlands and vernal pools	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Riparian features	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Flood zones	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ground water elevations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant species type and habitat	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Detention and Retention Basins	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Grading plan	_____

Additional comments

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4. Utilities

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants and sprinklers	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Electric and wire lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Drainage structures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oil and propane tanks	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Snow storage area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Public and private wells	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

5. Landscaping, Lighting and Signs

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Landscaping and calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Lighting location, size, type, direction	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Open space as percent of lot	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sign location size and detail	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Geologic features	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Dust and noise control measures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing permanent and temporary	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

6. Detail Sheets

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Tree planting	_____
<input type="checkbox"/>	<input type="checkbox"/> Shrub planting	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Light poles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Catch basins	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Man holes	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Traps	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trenching	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Road profiles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Curbing and Burms	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Signs and support	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer fixtures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Headwalls	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Facades	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> External materials & colors	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fenestration	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

7. Calculations and Studies unless waived

YES	NO – must give reason below		For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot coverage	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE trip generation calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planting calculations and schedule	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic impacts	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water and sewer demands	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant pressure tests	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water and aquifer studies	_____
<input type="checkbox"/>		Other	_____

Additional comments

No changes to the existing are proposed. Site plan is for parking requirements only.

8. Permits applied for / received from other boards, agencies or commissions

Board/Agency	Action or Conditions
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Planning Board review this application for Site Plan approval, 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 Site Plan Review Regulations of the Planning Board of the Town of Sturbridge.

Brad King
Signature of Applicant

12/24/19
Date

Senior Vice President
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.

Brad King
Signature of Owner

12/24/19
Date

Senior Vice President - Authorized Agent for OSV
If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: Stephen Fleshman

Address of Representative: 99 Apple Road Brimfield, MA

Telephone No.: 508.347.7188

Relationship of representative to owner or applicant: Architect

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 submitted to the Planning Board 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 submittal meeting with the Town Planner.

PARKING SUMMARY (REQUIRED SPACES)

RETAIL SPACE (3,952 S.F.) - 1 SPACE PER 200 S.F. OF FLOOR AREA = 20	TOTAL=23
(9 EMPLOYEES)	
SANDUST CAFE (74 SEATS) - 1 SPACE PER 3 SEATS = 25	
(9 EMPLOYEES)	TOTAL=28
THE THAI PLACE (91 SEATS) - 1 SPACE PER 3 SEATS = 31	
(9 EMPLOYEES)	TOTAL=34
APOTHECARIST (969 S.F.) - 1 SPACE PER 200 S.F. OF FLOOR AREA = 4	
(3 EMPLOYEES)	TOTAL=5
	-1 SPACE PER 200 S.F. OF FLOOR AREA = 4
	TOTAL=5
	TOTAL SPACES REQUIRED ON SITE = 90
	TO INCLUDE 4 HANDICAP ACCESSIBLE

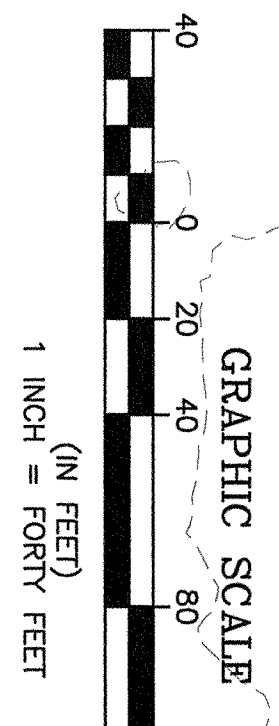
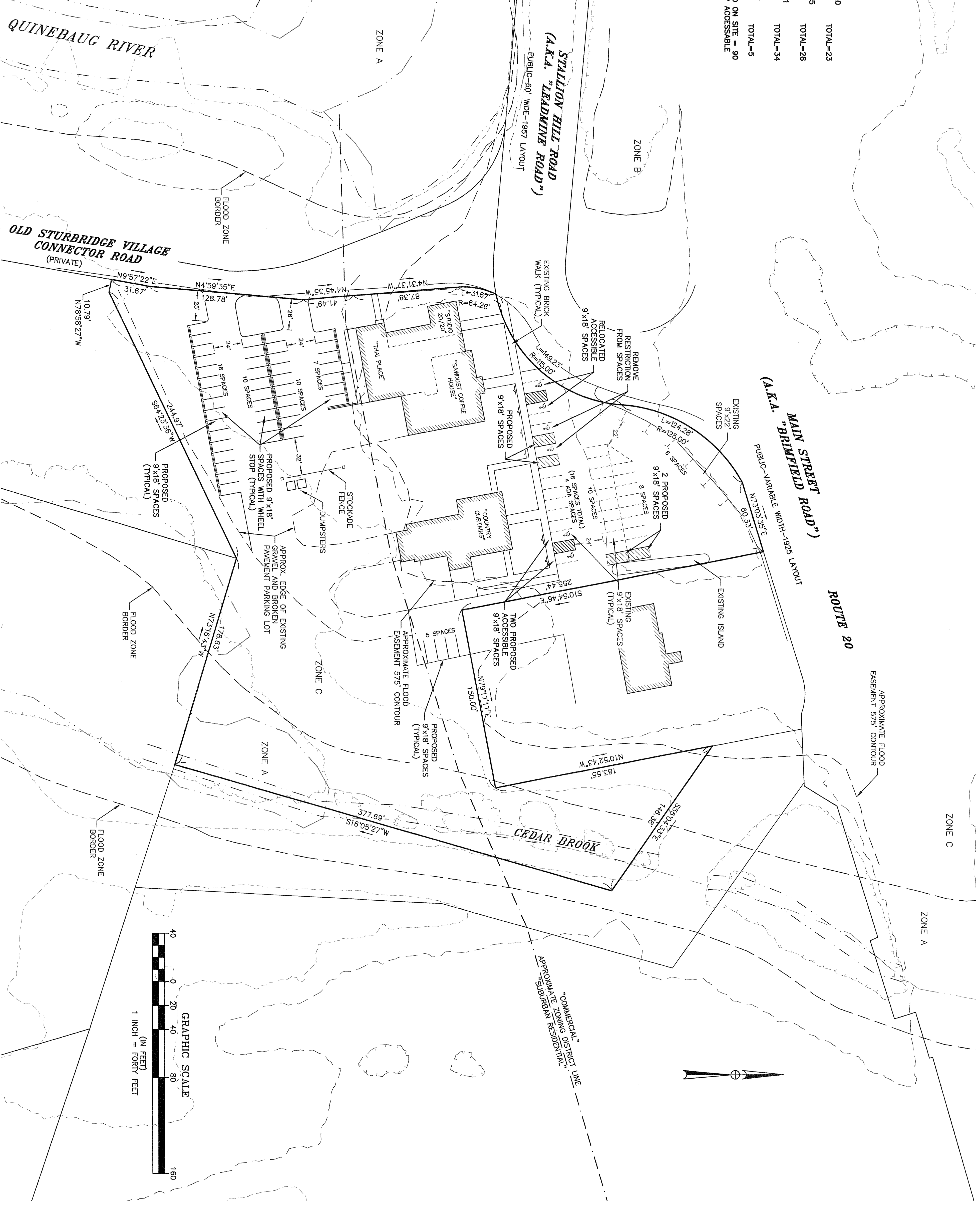
PARKING SPACES PROVIDED
 EXISTING SPACES LAYOUT
 PROPOSED SPACES LAYOUT
 TOTAL

HANDICAPPED SPACES PROVIDED
 (1 SPACE FOR VANS) - 4

LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ SANITARY SEWER MANHOLE □ STORM DRAIN MANHOLE ○ CATCH BASIN ○ TRAFFIC PEDESTRIAN POST ○ TRAFFIC SPAN POLE ○ TRAFFIC PULL BOX ○ TRAFFIC CONTROL BOX ○ TELECOMM MANHOLE ○ TELECOMM POST ○ ELECTRIC MANHOLE ○ ELECTRIC TRANSFORMER ○ UTILITY POLE W/GUY ○ UTILITY POLE ○ LIGHTPOST ○ GROUND LIGHT ○ G.G. GAS GATE ○ GAS TEST BOX ○ W.G. WATER GATE ○ HYDRANT ○ WATER MANHOLE ○ SIGN ○ MAILBOX ○ FLAGPOLE ○ CONIFEROUS TREE ○ DECIDUOUS TREE ○ TREE STUMP ○ MONITORING WELL ○ TEMPORARY BENCH MARK △ FOUND □ FOUND □ SB CONCRETE BOUND □ CB CONCRETE BOUND ○ RR SPK RAILROAD SPIKE ○ IP IRON PIPE ○ RB REINFORCING BAR ○ DH DRILL HOLE ○ GB GUN BARREL ○ IB IRON BAR | <ul style="list-style-type: none"> — BUILDING — SILL LOCATION SHOT — CONTOUR (INDEX) — CONTOUR (INTERMEDIATE) — SANITARY SEWER — STORM DRAIN — WATER MAIN — UNDERGROUND ELECTRIC — UNDERGROUND TELEPHONE — UNDERGROUND TELEVISION — GAS LINE — OVERHEAD ELECTRIC — EDGE OF VEGETATION — EDGE OF HEDGE ROW — FLAGGED WETLAND — IRON FENCE — WOOD FENCE — CHAIN LINK FENCE — STONE WALL — RIPRAP SLOPE — RETAINING WALL — GUARD RAIL — CURB OR BERM (AS NOTED) — EDGE OF PAVEMENT — EDGE OF GRAVEL — PROPERTY LINE — ABUTTER LINE |
|--|--|

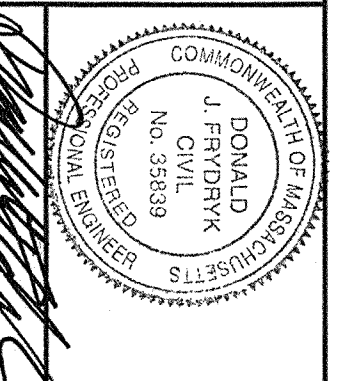
- NOTES:**
1. THIS PLAN IS PREPARED TO EVALUATE PARKING CAPACITY ONLY.
 2. INFORMATION SHOWN BASED ON EXISTING PLANS, RECORD INFORMATION, PHOTO METRIC DATA, AND LIMITED FIELDWORK CONDUCTED BY THIS OFFICE.
 3. LAND IS ZONED COMMERCIAL & SUBURBAN RESIDENTIAL.
 4. LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
 5. THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. DIG SAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.



NO.	DATE	BY	REVISIONS
1	10/14/19	KTT	CORRECT MIDDLE PARKING BAY LABELS REAR OF THAI PLACE
2	10/15/19	KTT	ADDITIONAL PARKING SPACES
3	11/7/19	KTT	EXISTING SPACES VS. PROPOSED SPACES

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
 3 Converse Street, Suite 203
 Palmer, MA 01069

DESIGN: KTT
 DRAWING: KTT
 CHECKED: DJF
 APPROVED: DJF



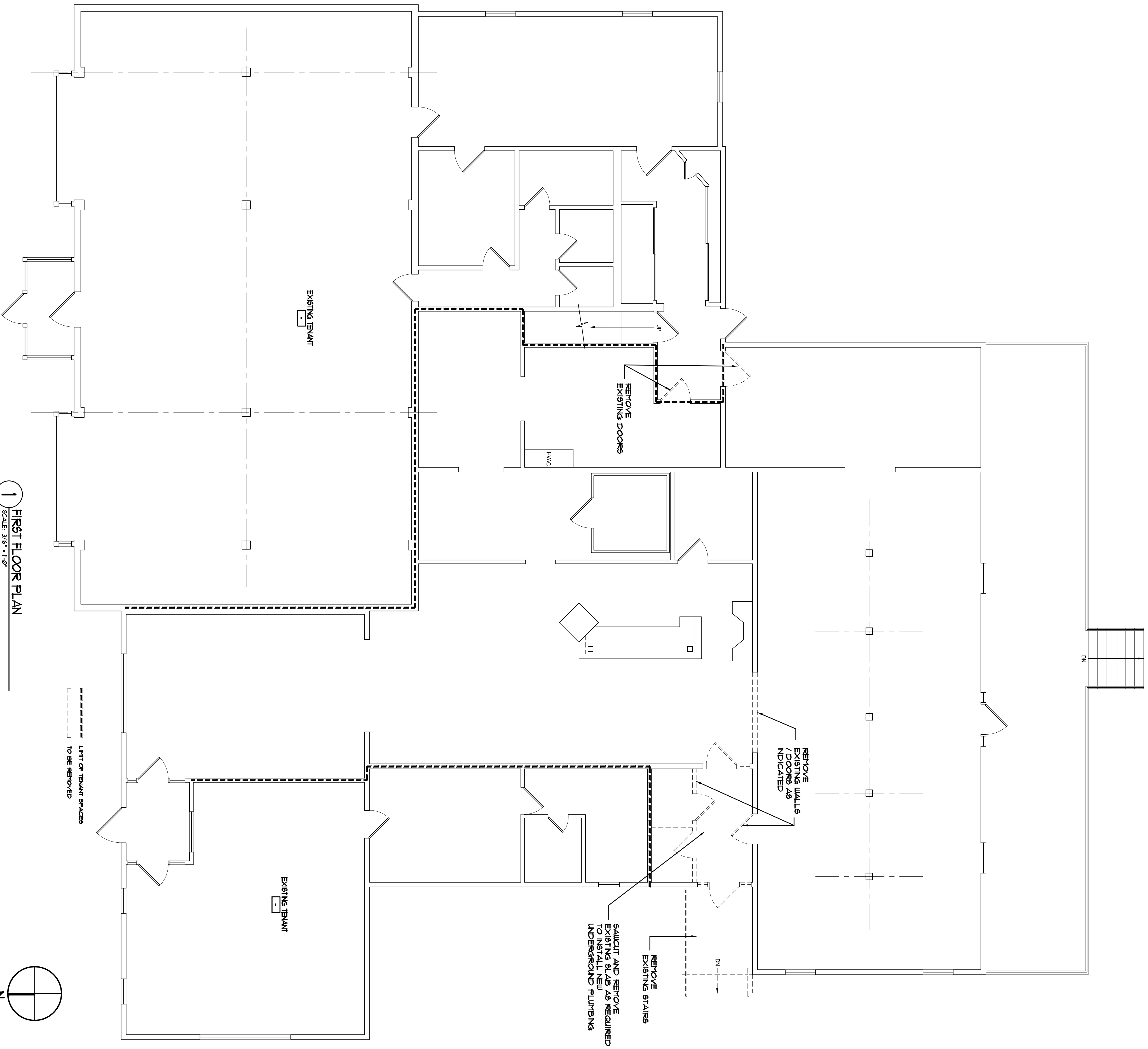
SCALE:
 HORIZ. 1"=40'
 VERT. N.A.
 DATE: 9/19/19

OLD STURBRIDGE VILLAGE
 PARKING LOT PLAN
 369 - 371 MAIN STREET
 STURBRIDGE, MA

PROJECT NUMBER
 19134
 SHEET NUMBER
 1 OF 1

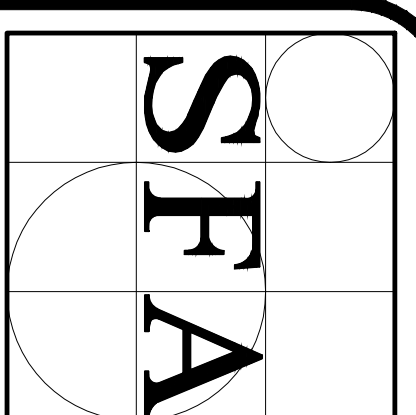
GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL EXERCISE PROPER PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY OR OFF THE SITE WHICH OCCURS AS A RESULT OF HIS FAULT OR NEGLIGENCE IN CONNECTION WITH THE EXECUTION OF THE WORK.
2. PROVIDE ALL TEMPORARY SHORING, BRACING, FRAMING AND PROTECTION OF EXISTING WORK TO REMAIN, BEFORE PROCEEDING WITH DEMOLITION AND DURING ALTERATION WORK.
3. PROVIDE CUTTING AND PATCHING AS REQUIRED FOR ALL DEMOLITION AND ALTERATIONS WORK. "CUTTING AND PATCHING" INCLUDES CUTTING INTO OR THROUGH EXISTING AND NEW CONSTRUCTION TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK; AND THE SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE THE CUT SURFACES TO THEIR ORIGINAL CONDITION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY PARTITIONS AND PROTECTIVE BARRICADES AS REQUIRED TO PROTECT AREAS NOT UNDER CONSTRUCTION.
5. BEFORE DEMOLITION WORK CAREFULLY. ALL WORK TO BE REMOVED SHALL BE REMOVED IN SO THAT NOT TO DAMAGE ALL MATERIALS AND WORK TO REMAIN.
6. REMOVAL OF ALL WORK INCLUDING BUT NOT LIMITED TO CONCRETE, MASONRY OR OTHER MATERIALS SHALL BE TO A CLEARLY CUT STRAIGHT LINE, ACCURATELY ESTABLISHED.
7. DAMPEN WORK AND DEBRIS TO MINIMIZE DUST.
8. REMOVE FROM THE SITE AND DISPOSE OF LEGALLY. ALL EXISTING MATERIALS, DEMOLITION DEBRIS, TRASH, RUBBISH AND ITEMS THAT WILL NOT BE REUSED IN THE NEW WORK OR WILL NOT BE REUSED BY THE OWNER. NO STORAGE OF DEBRIS WILL BE PERMITTED.
9. CERTAIN DEMOLITION ITEMS AS DOORS, FRAMES, HARDWARE, CASWORK, LIGHT FIXTURE, ETC. WHICH ARE NOT SCHEDULED TO BE INCORPORATED INTO THE NEW WORK SHALL FIRST BE OFFERED TO THE OWNER. IF THE OWNER ACCEPTS SUCH ITEMS THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR REMOVING SUCH ITEMS FROM THE PROJECTS SITE.
10. REMOVE SPECIES, ITEMS AND EQUIPMENT (TOOLS AND HARDWARE, ACCESSORIES, LIGHT FIXTURES, PLUMBING FIXTURES, ETC.) EN IN INCLUDING ELECTRICAL AND MECHANICAL DEVICES. STORE AND PROTECT FROM DAMAGE AS DIRECTED BY OWNER.
11. DISCONNECTION OF UTILITIES REQUIRED BY THE WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL. NO UTILITIES OR SERVICE BE DISCONNECTED WITH OUT NOTIFYING THE OWNER 2 DAYS PRIOR TO THE WORK.
12. UTILITY LINES TO BE ABANDONED SHALL BE DISCONNECTED, REMOVED AS REQUIRED, AND /OR CAPPED OFF.
13. COORDINATE DEMOLITION WORK WITH PROPOSED NEW WORK SHOWN ON ARCHITECTURAL PLANS.
14. THE SECURITY AND LIFE SAFETY SYSTEMS INTEGRITY MUST BE MAINTAINED AT ALL TIMES. COORDINATE ANY REQUIRED DISCON WITH THE SECURITY PROVIDER.
15. PROTECT EXISTING SMOKE DETECTORS FROM ANY DAMAGE OR DUST DURING DEMOLITION.
16. DO NOT USE ANY ACCELERANTS SUCH AS GASOLINE, LAQUER THINNER, ETC. TO REMOVE ANY FINISH COMPONENTS.
17. ELECTRICAL, SECURITY AND TEL WIRING IN ANY AREA TO BE REMOVED, MUST BE DISCONNECTED, LABELED AND STUBBED BY A LICENSED ELECTRICIAN.
18. ANY PLUMBING FIXTURES REMOVED TO HAVE SUPPLY AND WASTE LINES STUBBED AND LABELED BY A LICENSED PLUMBER.



1 FIRST FLOOR PLAN
SCALE 3/8"=1'-0"

PLAN NORTH



STEPHEN F FLESHMAN ARCHITECT, LLC
99 APPLE ROAD
BRIMFIELD, MA 01010
T: 508.347.7188 F: 508.347.8939

THE THAI PLACE
DINING ROOM EXPANSION
371 MAIN STREET
STURBRIDGE, MASSACHUSETTS
EXISTING / DEMOLITION PLAN

ACTION	DATE	BY	DESCRIPTION
B	12.16.19	SFF	RELEASE FOR PERMIT
A	11.05.19	SFF	RELEASE FOR PRICING

19-041
SCALE: DRAWN BY: SFF
AS NOTED

DRAWING NO. **AD1**

