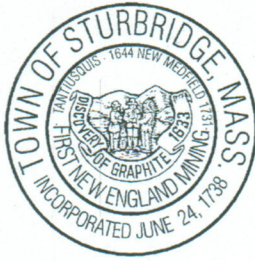


RECEIVED
SEP 06 2019

TOWN OF STURBRIDGE
PLANNING BOARD



TOWN OF STURBRIDGE

Planning Board

Permit Application

For Official Use:	
Date of Receipt: _____	Received By: _____
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 Old Sturbridge Village Inc
 Address 1 Old Sturbridge Village Rd
 City Sturbridge State MA Zip Code 01566
 Telephone No. (508) 347-0314 (Brad King)
 Email Address bking@osv.org

2. NAME OF APPLICANT/ AGENT Peter Champayne
 Address 67 Streeter Rd
 City Fiskdale State MA Zip Code 01518
 Telephone No. 774-230-9738
 Email Address craftsmanpete@charter.net

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: 371 Main St, Sturbridge

Lot(s): _____ Plan: _____

Assessment Lot Number(s): 415-02458-371

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

- Yes (survey attached) No

7. Existing use of Property: 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)	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)		

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	7411	7411	2729	2779 (leased area)	3	3
Institutional						
Residential						
Total						

Part C

Project Narrative *Must be completed by applicant or agent*

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

A coffee house and dessert bar with liquor license serving breakfast and lunch daily. An entertainment license for live music on the weekends. There will be a variety of differing seating throughout with an upscale decor. Seating capacity is 74 and 8-10 full/part-time employees. Construction is estimated at 8-10 wks.

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

There are no exterior changes proposed at this time. The interior will be renovated to accommodate the use of a Coffee House. The existing parking lot will be used. There is sufficient parking for this use, 28 spaces for 74 capacity and with 3 employees on a 6 hr shift at the same time. There are 70 spaces per parking plan.

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

none

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

survey
 site plan
 lay out

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 checked="" 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 checked="" type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Other: Building, Electrical, Plumbing, Entertainment

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 type="checkbox"/> Locus	_____
<input type="checkbox"/>	<input type="checkbox"/> North arrow	_____
<input type="checkbox"/>	<input type="checkbox"/> Survey	_____
<input type="checkbox"/>	<input type="checkbox"/> Existing Structures	_____
<input type="checkbox"/>	<input type="checkbox"/> Existing roads and curbs	_____
<input type="checkbox"/>	<input type="checkbox"/> Contours and elevations	_____
<input type="checkbox"/>	<input type="checkbox"/> Abutters within 300 feet	_____
<input type="checkbox"/>	<input type="checkbox"/> Zone and dimensional requirements	_____
<input type="checkbox"/>	<input type="checkbox"/> Setbacks	_____

Additional comments

Site plan attached. No exterior changes proposed.

2. Proposed – meets zoning unless noted

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

Additional comments

3. Grading

YES

NO – must give reason below

For Planning Board use

- | | | |
|--------------------------|--------------------------|--------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Buffer zones and distances |
| <input type="checkbox"/> | <input type="checkbox"/> | Wetlands and vernal pools |
| <input type="checkbox"/> | <input type="checkbox"/> | Riparian features |
| <input type="checkbox"/> | <input type="checkbox"/> | Flood zones |
| <input type="checkbox"/> | <input type="checkbox"/> | Ground water elevations |
| <input type="checkbox"/> | <input type="checkbox"/> | Siltation fencing |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant species type and habitat |
| <input type="checkbox"/> | <input type="checkbox"/> | Detention and Retention Basins |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading plan |

Additional comments

4. Utilities

YES

NO – must give reason below

For Planning Board use

- | | | |
|--------------------------|--------------------------|-----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Water lines and connections |
| <input type="checkbox"/> | <input type="checkbox"/> | Hydrants and sprinklers |
| <input type="checkbox"/> | <input type="checkbox"/> | Sewer lines and connections |
| <input type="checkbox"/> | <input type="checkbox"/> | Electric and wire lines |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage structures |
| <input type="checkbox"/> | <input type="checkbox"/> | Oil and propane tanks |
| <input type="checkbox"/> | <input type="checkbox"/> | Snow storage area |
| <input type="checkbox"/> | <input type="checkbox"/> | Public and private wells |

Additional comments

5. Landscaping, Lighting and Signs

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

Additional comments

6. Detail Sheets

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

Additional comments

7. Calculations and Studies unless waived

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

Additional comments

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

Board/Agency	Action or Conditions
Building	_____
Electrical	_____
Plumbing	_____
Board of Health	_____
Board of Selectman	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

Peter Champagne
Signature of Applicant

9/4/19
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]
Signature of Owner

9/5/19
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.

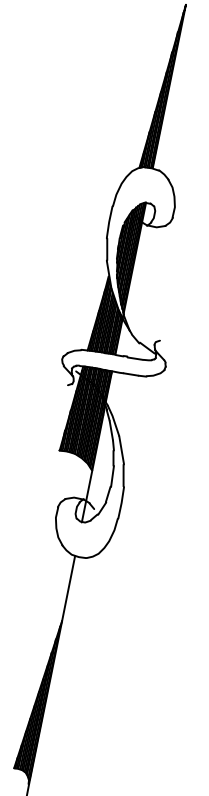
An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

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.



TAX MAP REFERENCES:
STURBRIDGE ASSESSORS
 Parcel ID: 416-02-468-371

RECORD OWNER:
 STURBRIDGE CORPORATION
 1 OLD STURBRIDGE VILLAGE ROAD
 STURBRIDGE, MA 01566
 DB.3628 PG.322

TOWN OF STURBRIDGE ZONING:
 ZONE - COMMERCIAL TOURIST DISTRICT
 AREA - 10,000 S.F.
 FRONTAGE - 100 FT.
 SIDE - 25 FT.
 REAR - 10 FT.

GENERAL NOTES:

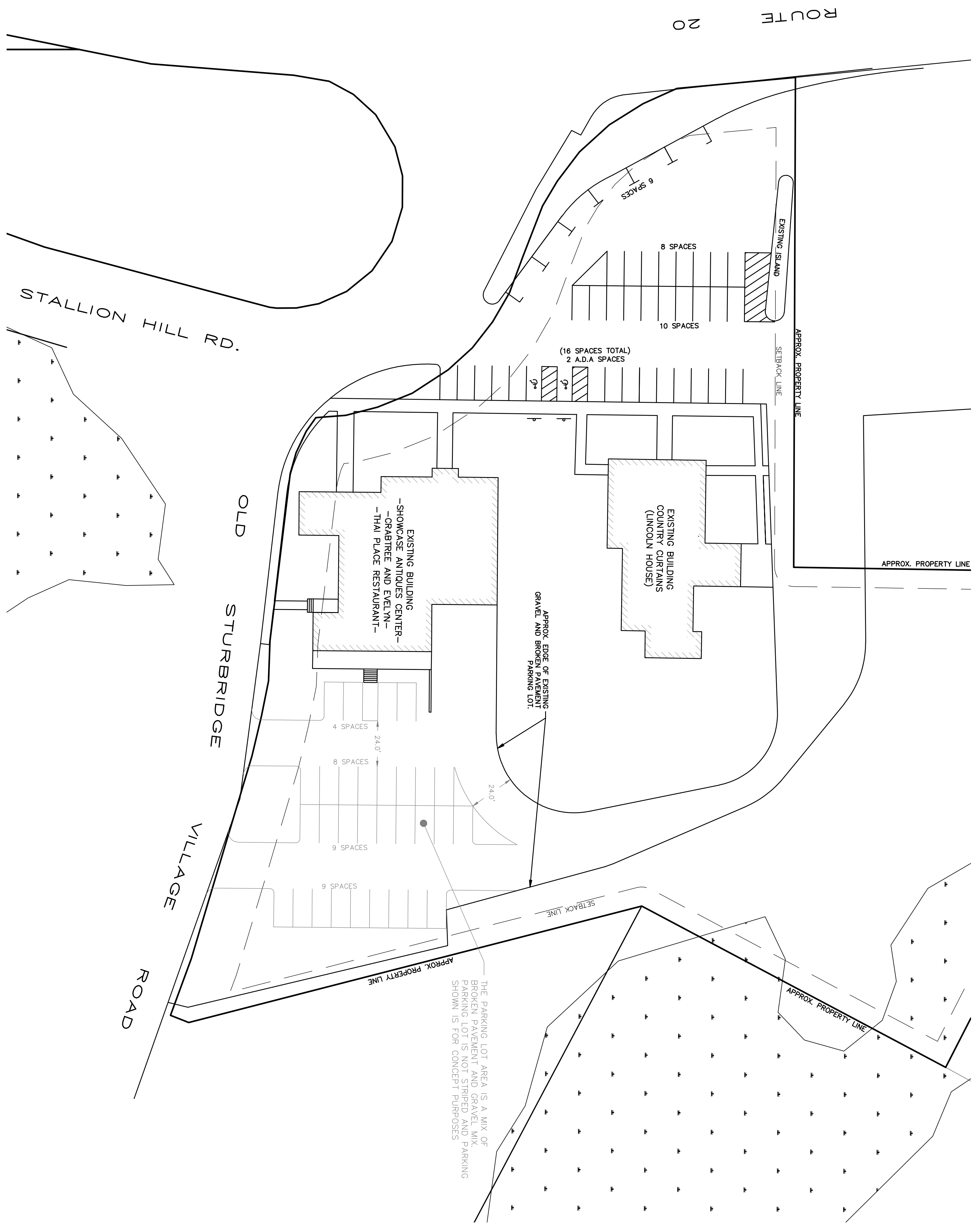
1. THE PURPOSE OF THIS PLAN IS TO CREATE A CONCEPT PLAN FOR PARKING CALCULATIONS.
2. BOUNDARIES SHOWN ARE APPROXIMATE AND WERE DERIVED FROM THE MASSACHUSETTS GIS DATA SYSTEM.
3. WETLANDS SHOWN ARE APPROXIMATE AND WERE DERIVED FROM THE MASSACHUSETTS GIS DATA SYSTEM.
4. EXISTING BUILDINGS PAVEMENT AND BROKEN PAVEMENT WITH GOOGLE EARTH.
5. PARKING SPACES SHOWN IN HALF TONE ARE SHOWING A DEPICTION OF HOW MANY SPACES COULD BE APPLIED IN THAT AREA PER THE STURBRIDGE ZONING BYLAWS.
6. PARKING SPACES SHOWN IN FULL TONE ARE SPACES THAT ARE EXISTING TO THE SITE.
7. THIS PLAN IS FOR CONCEPT PURPOSES AND NOT FOR CONSTRUCTION.

PARKING SUMMARY:
 PARKING STALL SIZE: 10'x20'
 AISLE WIDTH: 24' SPACES
 SPACES PROVIDER: 70 SPACES
 ADA SPACES REQ'D: 7 (1 VAN MIN)
 ADA SPACES PRVD: 2 (2 VAN)

*US DEPT. OF JUSTICE
 CIVIL RIGHTS DIVISION
 DISABILITY RIGHTS GUIDE
 ADA DESIGN GUIDE
 ADA STANDARDS FOR ACCESSIBLE DESIGN
 FOR 2010
 FOR 57.5 SPACES

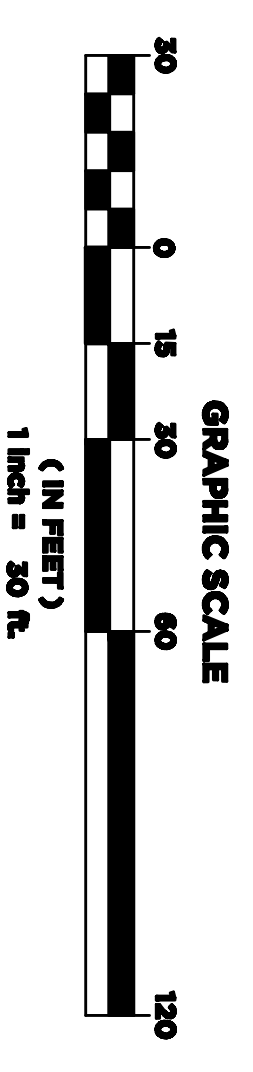
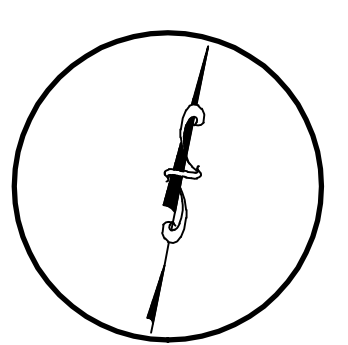
PARKING SPACES:	
EXISTING STRIPED PARKING SPACES	- 2 ADA SPACES
ADA PARKING SPACES	- 38 SPACES
NON STRIPED PARKING SPACES*	- 30 SPACES
TOTAL PARKING SPACES	- 70 SPACES

* BASED ON AERIAL PHOTOS, A SITE VISIT AND THE TOWN OF STURBRIDGE ZONING REGULATIONS



DRAFT
2019-03-20

NORTH



NO.	DATE	REVISION	BY

DESIGNER	APP	CHECKED BY	PUB
CALUSTO J. BERTIN, P.E. MA LIC. NO.: 42825 BRUCE A. FITZBACK, P.L.S. PROFESSIONAL MA LIC. NO.: 27231 CT. LIC. NO.: 88970	ABB	FRANK W. BICCHIERI, P.E. MA LIC. NO.: 47987	PUB

CLIENT: OLD STURBRIDGE, INC.
 1 OLD STURBRIDGE VILLAGE ROAD
 STURBRIDGE, MA 01566

CONCEPT PARKING PLAN

380 MAIN STREET
 STURBRIDGE, MA 01566

BERTIN ENGINEERING

39 ELM STREET
 SOUTHBRIDGE, MA 01550
 P 508.786.0882
 F 508.786.0883
 www.bertinengineering.com

DATE: 3-20-2019
 SCALE: 1" = 30'
 REV. #: 0
 PROJECT #: 19H-123
 DWG. NO.: 1 OF 1