

January 5, 2021

Jean M. Bubon, AICP
Town Planner
Town of Sturbridge
301 Main Street, 1st Floor
Sturbridge, MA 01566

**Re: 2021 Site Plan: Proposed Parking Expansion
Porchlight Investments III, LLC, 420 Main Street and 7 Cedar Street, Sturbridge, MA**

Dear Planning Board Members,

On behalf of the Applicant, Porchlight Investments III, LLC, McClure Engineering, Inc. (McClure) is hereby submitting this request for Site Plan and Special Permit approval for a proposed parking lot expansion at 420 Main Street and 7 Cedar Street, Sturbridge, MA (Site). The existing site consists of an existing parking lot, buildings, open space, and wooded area.

The Subject Site is referenced as Sturbridge Assessor's Parcel I.D. 415-02435-420 and 202-02446-007 and consists of approximately 6.3 acres. The property lies on the northern side of Main Street and the western side of Cedar Street. The parcel is more particularly described in deed book 52075, page 145 as recorded with the Worcester County Registry of Deeds. The site is located within the Commercial Tourist and Suburban Residential zoning districts. The Site is also located within the Groundwater Protection Overlay District.

The existing site consists of an existing parking lot, multiple buildings and commercial uses, open space, and wooded area. The site topography slopes generally in a southerly direction towards Main Street. There are no wetland resource areas located within 200' of the site. There is an on-site FEMA Flood Hazard Area (Zone X – Area of Minimal Flood Hazard) per Flood Insurance Rate Map (FIRM) Worcester County Massachusetts (All Jurisdictions), Map Number 25027C0926E, Effective on 07/04/2011 (see Appendix C).

The proposed project involves the conversion of less than (1) acre of CT zoned, lightly wooded property to the north of the existing 420 Main Street Parking lot to an overflow parking lot to support additional business planned for the Table 3 Restaurant Group, existing tenants, and shared parking agreements. The additional business is the conversion of Building 2 to the "Winthrop Room", which will be used as a wedding/event venue. The seating capacity of the "Winthrop Room" will be 125 persons. The proposed site layout consists of a proposed overflow parking lot which will include approximately 21,885 s.f. of pavement, and 69 additional parking spaces. No additional buildings are proposed.

The construction will disturb approximately 0.94 acres of existing woodland. The proposed overflow parking area will be temporarily constructed out of a gravel surface, and will be paved with bituminous asphalt in the future. Lighting of the parking lot will consist of post lighting similar to the existing lighting on site, and a photometric plan is included within the Plan set. The parking lot will also consist of post and rail fencing, along with a sidewalk and stairs leading to the existing parking lot. All ADA compliant parking spaces will be located within the existing parking lot, therefore the overflow lot does not require ADA access compliance. The parking lot will be shielded visually to the west and north by existing woodland which is to be maintained. Landscaping will be provided to the east for a visual buffer to the residential abutters. The existing parking lot is proposed to be resurfaced and repainted in the future as well. Parking space requirements and calculations as well as landscaping requirements and calculations are provided in the Plan set.

The stormwater management system proposed includes mostly country drainage systems to eliminate the need for piping on site. Swales will direct runoff to four separate stormwater area drains and a single infiltration basin. The infiltration basin is designed to provide adequate ground water recharge for the proposed impervious areas. All disturbed areas are to be treated with a minimum of 4" of loam and seed for stabilization. Erosion control blankets/jute matting is proposed on all slopes of 3:1 or greater. The infiltration basin will be landscaped to aid in a visual buffer.

The stormwater management system has been designed to meet the requirements of the Groundwater Protection Overlay district. Deep sump hooded catch basins and a sediment forebay will be used to pretreat runoff directed to the infiltration basin. A second sediment forebay and the infiltration basin will then provide the remaining required stormwater quality treatment prior to groundwater recharge.

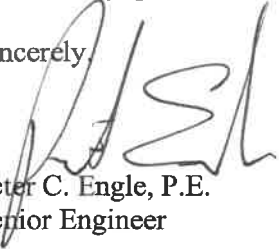
Waiver Request:

The Applicant requests a waiver for the inclusion of a Traffic Impact Study. The proposed overflow parking lot to support additional business planned for the Table 3 Restaurant Group, existing tenants, and shared parking agreements. The additional business is the conversion of Building 2 to the "Winthrop Room", which will be used as a wedding/event venue. The seating capacity of the "Winthrop Room" will be 125 persons. Assuming the wedding/event venue will be comparable to that of a restaurant/tavern in terms of parking, this additional business will require 42 parking spaces (1 per 3 seats) and therefore create an additional 84 total trips to and from the site during the day of a wedding/event.

McClure is submitting the following documents in support of the Application:

- "Site Plan" 420 Main Street and 7 Cedar Street, Sturbridge, MA 01566 prepared by McClure Engineering, Inc. date 1/5/21.
- Stormwater Management Report date 1/5/21

McClure believes the proposed parking expansion meets the criteria set forth in the Sturbridge Zoning Bylaws and respectfully request the Planning Board's consideration for approval of the Site Plan and Special Permit. Please contact me with any questions or if you need additional information at (508) 248-2005.

Sincerely,

Peter C. Engle, P.E.
Senior Engineer

cc: Mr. Dan Gonya, Porchlight Investments III, LLC, PO Box 562, Sturbridge, MA 01566



Site Plan Approval Checklist
Planning Board
Required Information for Site Plan Approval
and Properties Subject to Landscaping, Screening, and Buffers

Applicant: _____

Project Name: _____

Project Address: _____

Submittals

(1) Planning Board submittals. Any person who desires Site Plan Approval shall submit an original and fifteen (15) copies of the following to the Planning Board, including the Application, Certificate of Taxes Paid, Certified List of Abutters, Fee, and Plans.

(a) The site plan, as specified in the Sturbridge Zoning Bylaws Chapter 25.03 (b) Content of Final Site Plan and other Submittals shall show:

- Existing and Proposed Buildings
- Existing and Proposed Contour Elevations
- Structures
- Parking Spaces
- Driveway Openings
- Driveway Service Areas
- Facilities for Sewage
- Facilities for Refuse and Other Waste Disposal
- Drainage Structures
- Wetlands
- Surface Water
- Areas Subject to the One Hundred (100) Year Flood
- Maximum Ground Water Elevation
- Location of Aquifers
- Private or Public Wells and Drinking Water Supplies in relation to the Site
- Landscaping Features
- Signs

(b) Site plan shall show the relation of the above features to adjacent ways and properties and all contiguous land owned by the applicant or by the owner(s) of property.



Site Plan Approval Checklist
Planning Board
Required Information for Site Plan Approval
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- (c) Supporting materials shall be submitted that address Environmental Impacts:
 - Pollution of Surface or Ground Water
 - Soil Erosion
 - Increased run-off
 - Changes in Ground Water Level
 - Flooding
 - Other submittals that indicate the measures proposed to deal with and mitigate environmental impacts.

- (d) Design Features including landscaping, screening

- (e) The applicant shall submit in writing a traffic study that shall project traffic flow patterns into and upon the site for both vehicles and pedestrians, and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours, and for peak seasons, as well as existing patterns and existing ways for passage of traffic and pedestrians. The Planning Board reserves the right to request additional traffic information that it deems necessary when making development decisions.

- (f) Except for building permits, any other permits or approvals required from Town Agencies are to be included as part of this submittal or an explanation of their absence satisfactory to the Planning Board shall be submitted. Failure to provide such permits or approvals shall not be due to failure by the applicant to apply to the appropriate agency for such permits and approvals.
 - Conservation Commission
 - Design Review Committee
 - DPW
 - Water Connection
 - Sewer Extension
 - Board of Health
 - Mass Highway
 - Special Permits (ZBA, Planning, BOS)
 - Other

Notes:

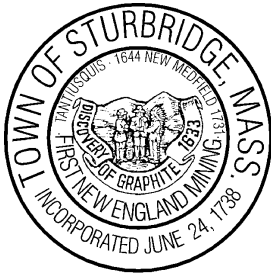


Site Plan Approval Checklist

Planning Board

Required Information for Site Plan Approval and Properties Subject to Landscaping, Screening, and Buffers

- (2) Landscaping Plans shall be submitted – these requirements apply to all projects that require Site Plan Approval. The following submittals are required at the time of application:
- Each application shall contain a brief narrative describing the project and the proposed landscaping, screening, and buffers and other design elements.
 - Plans for projects with over 1,000 square feet of landscaping area shall be prepared by a certified landscape architect, horticulturist, or arborist and shall be submitted with each site plan application, unless an exception is granted by the Planning Board. Plans for smaller projects may be prepared by a person familiar with the proposed species of plants, their planting requirements and maintenance requirements. Such plans shall create a total pattern for the site, integrating the various elements of each site's design and creating a pleasant site character. The landscaping plan shall be designed to achieve architectural and environmental enhancement in the following areas:
 - Buffering of parking, screening of storage areas, and unsightly objects such as public utilities and substations. See Section 25.07 Landscaping, Screening and Buffers for amount of buffering and screening required. See Section 25.07 (p) for Parking Lot Landscaping Requirements.
 - Creating buffer zones between residential, commercial, and industrial areas.
 - Erosion control and storm water management.
 - Noise barriers.
 - Streetscape enhancement, blending or improving existing and abutting landscape.
 - Improving the relationship of site to structure through the use of shade, screening, accent, and foundation plantings.
 - Landscaping plans shall include botanical and common names of plant materials, symbols, size, quantity, and spacing of materials.
 - The name, address, phone number and certification of the person or firm who prepared the plan.
 - The plans shall include the planting details for the installation of trees and shrubs. Planting details shall comply with Landscaping Details found in Appendix 3 of the *Rules and Regulations Governing the Subdivision of Land* adopted June 18, 2002 as may be amended from time to time.
 - The plans shall include the details for the erosion control measures to be utilized during construction.
 - The plans shall include the plant protection detail on the site plan as well as the location, type and caliper of any existing mature trees and plantings to remain, to be relocated or to be removed. If mature trees are removed due to grading or other reasons, replacement specimen size trees may be required.



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 _____

Address _____

City _____ State _____ Zip Code _____

Telephone No. _____

Email Address _____

2. NAME OF APPLICANT/ AGENT _____

Address _____

City _____ State _____ Zip Code _____

Telephone No. _____

Email Address _____

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: _____

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: _____
- _____

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

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Municipal	N/A
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Sewer	N/A
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Leaching/ Catch Basins	Swales, Catch Basins Infiltration Basin

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial						
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.

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

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

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

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)						
DPW (Curb Cut Permit)						
DPW (Street entrance, water or sewer tie in)						
Board of Health (Septic, food, other)						
Zoning Board of Appeals (Special Permit, Variance)						
Board of Selectmen (Liquor License)						
Other (please list below)						

Other:

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

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	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> ITE trip generation calculations	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Planting calculations and schedule	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Traffic impacts	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Drainage calculations	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Water and sewer demands	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Hydrant pressure tests	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Water and aquifer studies	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Other	<hr/>

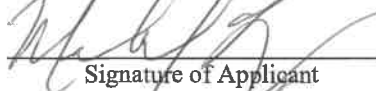
Additional comments

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

Board/Agency	Action or Conditions
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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.


Signature of Applicant

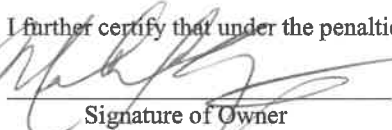
12-29-2020
Date

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

12-29-2020
Date

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

Name of Representative: Daniel Gonya

Address of Representative: 44 Hillside Drive Sturbridge, MA

Telephone No.: 781-697-5861

Relationship of representative to owner or applicant: Property Manager

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.