

December 27, 2023

Sturbridge Planning Board
Center Office Building
301 Main Street
Sturbridge, MA 01566



**Subject: Waiver Request
Multi-Family Residential Project
505 Main Street
Sturbridge, MA 01518**

Dear Members of the Board,

The project was presented at the December 19, 2023 Planning Board meeting. It was noted that a waiver request needs to be submitted for the proposed project.


Waiver Request

§300-19.7 – On behalf of the applicant, we request a waiver regarding full compliance with the landscaping requirements. Street trees are required at 50-foot intervals. Per the criteria, the project requires 2 trees, and the plans have been revised to propose 2 trees spaced 85 feet apart because of the locations of the proposed driveway and internal walkway. The regulations also require buffering within the front setback area and along the side lot lines. New plantings are proposed along a section of the westerly property line (three new trees within 50 feet); however, new plantings are not feasible along the easterly property line and the remainder of the westerly property line due to the footprints of the renovated building, proposed parking area, and proposed walkway. In accordance with the parking requirements of the Zoning Bylaws, the project proposes a total of 16 parking spaces (2 spaces per dwelling unit). Based on the site constraints, design criteria, and the viability of the project, all 16 parking spaces are needed as depicted on the plans. Full compliance with both the parking requirements and the landscaping requirements is not feasible for the project.

This waiver request is based on the site limitations and Zoning Bylaw compliance, hence there are no alternatives.

We look forward to discussing this project further with the Board. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,
Graves Engineering, Inc.


Ronald Méndez
Project Engineer

cc: STL Group