



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

FORM A

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 2.22.22

Applicant: Om Shri Ambika, LLC/Jayesh Patel

Mailing Address: 5 Turning Leaf Circle, Shrewsbury, MA 01545

Phone #: 774.221.0038 Email Address: Jayesh Patel <jpatel_comfortinn@hotmail.com>

Licensed Professional: Steven Pikul of BERTIN ENGINEERING

Mailing Address: 39 ELM ST, SUITE 2, SOUTHBRIDGE, MA 01550

Phone #: 508.765.0195 Email Address: spikul@bertinengineering-ne.com

Property Owner: same as above

Mailing Address: _____

Assessors Map # 455 Parcel # 02541 021 Zoning Dist. Village Gateway

Property Address: 21 New Boston Rd, Sturbridge

of Lots 1

The Undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Zoning Bylaw/Ordinance and is on a public way, namely, or a private way, namely:
New Boston Rd



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ANR Plan Content and Submittal Checklist

Name of Owner: Om Shri Ambika, LLC/Jayesh Patel
Location: 21 New Boston Rd, Sturbridge
Representative: Steven Pikul Submission Date: 2/ /22
Number of Lots: 1 Drawing Number: C1

- | | |
|---|--|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>Village Gateway/Zone C</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>235</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>8.27 Acres</u> |
| <input checked="" type="checkbox"/> MA surveyor stamp and signature | <input checked="" type="checkbox"/> Metes and Bounds |
| <input checked="" type="checkbox"/> Endorsement box | <input checked="" type="checkbox"/> Abutters |
| <input checked="" type="checkbox"/> Registry box | <input type="checkbox"/> Regularity factor > .40 |
| <input checked="" type="checkbox"/> Plan and deed reference | <input type="checkbox"/> Wetland/Upland areas percent |
| <input checked="" type="checkbox"/> Certifications of standards and survey | <input type="checkbox"/> Slopes in excess of eight percent |
| <input checked="" type="checkbox"/> Scale, legend, and date | <input type="checkbox"/> Other non-lot parcels |
| <input checked="" type="checkbox"/> Locus and north arrow | <input type="checkbox"/> Variance: Book _____ Page _____ |
| <input checked="" type="checkbox"/> Way | <input type="checkbox"/> Mylar and three paper prints |
| <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Electronic copy (pdf) |
| <input type="checkbox"/> Private used & certified | <input type="checkbox"/> Notice of any matters for Cons. Comm. review |
| <input type="checkbox"/> Suitable & pre-existing | <input type="checkbox"/> Existing structures |
| <input type="checkbox"/> Scenic Road application | |

Please refer to Article II, Section 6 of the Town's Subdivision Regulations for detailed instructions.



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2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

Delineation of a new lot to provide access and parking for approved restaurant

3. The owner's title to the land is derived under deed from:

Recorded at: (Registry of Deeds): Worcester Doc#112881

Book: 44879 Page: 22 Dated: 9.24.2009

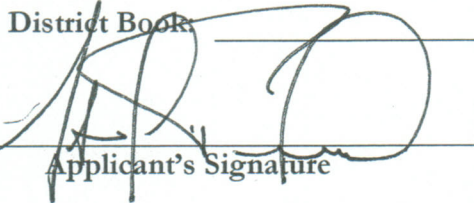
OR

Land Court Certificate of Title #: _____

Registered in: _____

District Book: _____

Book: _____


Applicant's Signature


Owner's Signature

INSTRUCTIONS: Complete application and ANR Checklist. Deliver nine (9) hard copies of the application & checklist, nine (9) 11x17 hard copies of the site plans, three (3) 24x36 hard copies of the site plan and one (1) mylar, to the Planning Board Office. Please submit electronic versions of all filing materials to jlacy@sturbridge.gov.

FILING FEE: \$100 plus \$50 per lot



39 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0195
F 508.765.0193
www.bertinengineering.com

February 24, 2022

Sturbridge Town Hall
Planning Board
308 Main Street
Sturbridge, Massachusetts 01566

Attn: *Jean M. Bubon, Planner*
RE: *ANR and Access Easement Plan*
21 New Boston Road, Sturbridge, Massachusetts
BEI Project No. 22M-101
Tax Parcel ID: 455-02541-021

Dear Ms. Bubon and Board Members,

The owners of the property at the referenced location would like to divide the property into two (2) lots through the ANR permitting process. The resulting lots shall be in compliance with the dimensional requirements for frontage, area and access. The attached plan demonstrates our client's intention to share access and parking throughout the two (2) properties. All existing uses are currently allowed by the current zoning bylaws and are expect to be continued in their current function. The project does not propose any hardscape alteration of the approved uses. In addition, the properties functionality shall not be affected by the traveling public.

In conclusion, the properties current uses have well-functioning traffic flow, parking and supporting utility infrastructure. The separation of the new and older uses and deeded easements will ensure safe access to the traveling public. The owners' counsel will draft these easements to provide for this intent. The cross easements will insure that the property will provide safe and proper access through each use.

I have attached "*Table 1.1 –Property Parking Requirements,*" which exhibits the calculations of the existing and proposed uses. Hopefully, this table will resolve any questions you and the Board may have regarding our use analysis assumptions. We look forward to addressing your questions and comments at your next meeting.

Respectfully submitted,

Bertin Engineering, Inc.

Steven J. Pikul

Steven J. Pikul
Senior Project Manager

CC:\

Jayesh Patel, OM Shri Ambika, LLC
Thomas Wickstorm, Attorney
Michael Jacobs, Attorney

GLEN ROCK, NJ • SOUTHBRIDGE, MA • ABU DHABI, UAE

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TABLE 1.1 -PROPERTY PARKING REQUIREMENTS

HOLIDAY INN EXPRESS HOTEL:

HOTEL PARKING REQUIREMENT BYLAW: SECTION 20.22 (b)

ONE (1) SPACE PER GUEST ROOM AND ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT.

Use Description	Quantity	Calculation	Total Spaces
Guest Rooms:	77 Rooms	77 Rooms x 1 Space /Room =	77.0
Largest Work Shift:	10 Employees		10.0
		Sub-Total:	87.0

PANERA BREAD RESTURANT:

RESTURANT PARKING REQUIREMENT BYLAW: SECTION 20.22 (c)

ONE (1) SPACE FOR EVERY THREE (3) SEATS, ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT.

Use Description	Quantity	Calculation	Total Spaces
Total Seat(s):	129 Seats	129 Seats / 3 Seats per Space =	43.0
Largest Work Shift:	10 Employees		10.0
		Sub-Total:	53.0

NEW USE RESTURANT:

RESTURANT PARKING REQUIREMENT BYLAW: SECTION 20.22 (c)

ONE (1) SPACE FOR EVERY THREE (3) SEATS, ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT.

Use Description	Quantity	Calculation	Total Spaces
Total Seat(s):	192 Seats	192 Seats / 3 Seats per Space =	64.0
Largest Work Shift:	6 Employees		6.0
		Sub-Total:	70.0

Total Parking Spaces Provided: 210.0

SHARED SPACES REQUIREMENT: (120-PERCENT OF SHARED SPACES)

HOLIDAY EXPRESS INN AND PANERA BREAD RESTURANT: 87 SPACES + 53 SPACES =140 SPACES

Total Shared Spaces:	140 Spaces	140 Spaces x 120 -Percent =	168.0
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