

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 Breakaway Realty LLC
Address 660 Main St
City Fiskdale State MA Zip Code 01566
Telephone No. 508 347 7672
Email Address Brian.Galonek@incentiveusa.com

2. NAME OF APPLICANT/ AGENT The Granite Group Wholesalers LLC
Address 6 Storrs St
City Concord State NH Zip Code 03301
Telephone No. 6035453364
Email Address jgoff@thegranitegroup.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: 138 Main St, Sturbridge, MA 01566
- 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: Formerly a farmers market
- _____

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

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial	5600	5600	5600	5600	1	1
Office						
Commercial						
Institutional						
Residential						
Total	5600	5600	5600	5600	1	1

Part C

Project Narrative *Must be completed by applicant or agent*

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

Applicant is a plumbing and heating supply company.

We sell most products needed to heat or carry water for residential and commercial projects. Our customers are homeowners, plumbers and mechanical contractors.

The store will be set up similar to a supermarket where customer will come in, pick out their products pay for them and take them away. We would hope to be open by mid July 2021

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

The building footprint will remain the same, and the traffic to and from the site will be far less than it was when the building was a farm stand.

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

This store will have 3 employees. Based on customer visits at our other locations of thjis size, we would typically have no more than 3 or 4 customers in the store at a time.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Health (Septic, food, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Zoning Board of Appeals (Special Permit, Variance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Other:

Design review of sign

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	_____
<input type="checkbox"/>	<input type="checkbox"/> ITE trip generation calculations	_____
<input 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

6/3/21

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.

Brian E. Galonek
Digitally signed by Brian E. Galonek
Date: 2021.04.30 16:00:22 -04'00'

Signature of Owner

4/30/2021

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.

CURRENT OWNER		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT		
BREAKAWAY REALTY LLC	PO BOX 980	TOPO TYPE	TOPO WET	EASEMENT	TRAFFIC	CORNER	5 Wetland	Code	Appraised	Assessed
		1 Level						3250	280100	280,100
		4 Rolling	4 Bus. District					3250	120700	120,700
		3 Drainage		VIEW		COMMUNITY		3250	27800	27,800
		3 Public Sewer				1 Paved				
SUPPLEMENTAL DATA Alt Prcl ID 415-03438-138 SEPTIC FEATURES Parcel User_ TOPO Parcel User_ WF CHAR Parcel User_ USE Parcel User_ Assoc Pld# POND										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
BREAKAWAY REALTY LLC	56469	0225	12-15-2016	Q	-	410,000	00
TIBERII ROBERT & WILLIAM	21160	0150	03-17-1999	U	-	100	1A
TIBERII ELSIE M	11998	0336	03-27-1989	U	-	100	1A
TIBERII ELSIE M	07651	0104		-	-	0	
Total							

EXEMPTIONS		Year	Code	Description	Amount	Number	Comm Int
					0.00		
Total					0.00		

OTHER ASSESSMENTS		Year	Code	Description	Amount
Total					

ASSESSING NEIGHBORHOOD		Nbrhd	Nbrhd Name	Tracing	Batch
		C1			
NOTES PAOLETTI'S FRUIT STAND PAOLETTI'S OUT OF BUSINESS 1/2016 152-03438-138 BROWN					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
		BP0032	02-15-2018	CM	Commercial	14,500		100		RENO EX BATHRO
		EP0030	01-25-2017	CM	Commercial			0		REPLACE METER S
		MP0003	01-15-2015	CM	Commercial			100		PERMANENT SAND
		BP0206	09-08-2014	CM	Commercial			100		TENT PERMIT

LAND LINE VALUATION SECTION		B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Price	Land Value	
		1	3250	Retail < 10,00	C				43,560 SF	1.42	1,000	A	1,000	1.00	CM2	1.90			0	1,000	2.7	117,500
		1	3250	Retail < 10,00	C				0.920 AC	3,500	1,000	0	1,000	1.00		1.00			0	1,000	3,500	3,200
Total Card Land Units									1.920 AC													120,700

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
		2021	3250	280,100	2020	3250	280,100
			3250	120,700		3250	120,700
			3250	27,800		3250	27,800
Total				428,600			428,600

VISIT / CHANGE HISTORY		Date	Type	Is	Id	Cd	Purpos/Result
		01-12-2016	02		AJ	53	VALUE REVIEW
		04-26-2007			RM	14	Field Review
		06-09-2004			RD	14	Field Review
		06-29-1999			RM	26	Measur+Listed
		01-27-1998			RM	00	Measur+Listed
		01-13-1989			KL	00	Measur+Listed

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	Exemption	Adjustment
		280,100	0	27,800	120,700	0	428,600			

CONSTRUCTION DETAIL		Element	Description	Cd	Unit	Area	Value
17	Store						
94	Commercial						
03	Average						
1	Stories:						
1.00	Occupancy						
11	Exterior Wall 1						
05	Exterior Wall 2						
03	Roof Structure						
03	Roof Cover						
05	Interior Wall 1						
01	Interior Wall 2						
05	Interior Floor 1						
05	Interior Floor 2						
04	Heating Fuel						
04	Heating Type						
100	AC Pct						
01	Total Rooms						
2	Total Bedrms						
01	Total Baths						
02	Heat/AC						
02	Frame Type						
02	Baths/Plumbing						
06	Ceiling/Wall						
02	Rooms/Prtns						
10.00	Wall Height						
0.00	% Comm Wall						
3250	0cc						

CONSTRUCTION DETAIL (CONTINUED)		Element	Description	Cd	Unit	Area	Value
3250	Retail < 10,000 SF						
MIXED USE							
Code	Description	Percentage					
3250	Retail < 10,000 SF	100					
0		0					
0		0					
COST / MARKET VALUATION							
Adj Base Rate	75.32						
Net Other Adj	388,989						
Replace Cost	388,989						
Year Built	1988						
Effective Year Built	1990						
Depreciation Code	A						
Remodel Rating							
Year Remodeled	28						
Depreciation %	0						
Functional Obsol	0						
Economic Obsol	0						
Cost Trend Factor	1						
Condition							
% Complete	72						
Overall % Condition	280,100						
Deprec Value							
Dep % Ovr							
Dep Ovr Comment							
Misc Imp Ovr							
Misc Imp Ovr Comment							
Cost to Cure Ovr							
Cost to Cure Ovr Comment							

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(E)												
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	% Dep.	Cond	Gr	Qual	Apprais Va
PAV1	PAVING-ASP			L	10.0	3.70	1989	50	0.00		0.00	18,500
PAV1	PAVING-ASP			L	5.00	3.70	1986	50	0.00		0.00	9,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,340	4,340	4,340	78.84	342,159
CAN	Canopy	0	200	40	15.77	3,154
FGR	Frame Garage	0	1,320	528	31.54	41,627
WDK	Deck, Wood	0	264	26	7.76	2,050
Ttl Gross Liv / Lease Area		4,340	6,124	4,934		

