



# 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 30 SWIFT LLC  
Address 660 MAIN STREET  
City Fiskdale State MA Zip Code 01518  
Telephone No. 508-846-8800  
Email Address pmatt@kelleher-sadowsky.com

2. NAME OF APPLICANT/ AGENT Sturbridge PV LLC  
Address 2420 17th St. 3rd Floor  
City Denver State CO Zip Code 80202  
Telephone No. 617-671-6366  
Email Address chris.vorlicek@bearpeakpower.com

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRES TO  
(check one or more):

Owner

Applicant/Agent

\*All correspondence regarding this application should be directed to Applicant's Counsel (contact info below).

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: 200 Route 15

Lot(s): 552-03748-200      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: Vacant land / undeveloped / forested

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)	none	none
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	none	none
Type of storm drainage (i.e. sewers, ditches, swales or other means)	none	swale / detention pond

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial	0		0		0	
Office	0		0		0	
Commercial	0		0		0	
Institutional	0		0		0	
Residential	0		0		0	
<b>Total</b>	0		0		0	

**Part C**

**Project Narrative** *Must be completed by applicant or agent*

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

Sturbridge PV LLC proposes at 1.3 MW-DC solar array with a 1,280 kWh battery energy storage system. The primary use of the project is to supply the community with a source of clean energy that can be dispatched to customers at anytime. The design consists of solar panels mounted on a fixed, metal frame assembly. The battery energy storage system will be located near the site entrance to ensure quick and easy access. Site access roads are designed to accommodate emergency vehicles. The storm water management system, which includes swales and infiltration basins, is designed to mitigate storm water runoff outside the project area.

Please see enclosed project narrative and exhibits for details.

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

Please see enclosed project narrative and exhibits for details.

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

Please see enclosed project narrative and exhibits for details.

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

Please see enclosed project narrative and exhibits for details.

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Filed 8/8/23
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Board of Health (Septic, food, other)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Other:

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# SITE PLAN CHECK LIST

## 1. Existing Site Plan – note any non-conformance

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Locus	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> North arrow	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Survey	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Existing Structures	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Existing roads and curbs	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Contours and elevations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Abutters within 300 feet	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Zone and dimensional requirements	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Setbacks	_____

### Additional comments

The site is a vacant parcel.

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## 2. Proposed – meets zoning unless noted

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

### Additional comments

The Applicant does not propose any buildings on the site.

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### 3. Grading

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Buffer zones and distances	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wetlands and vernal pools	_____
<input type="checkbox"/>	<input type="checkbox"/> Riparian features	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Flood zones	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ground water elevations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant species type and habitat	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Detention and Retention Basins	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Grading plan	_____

#### Additional comments

Items marked no are not applicable to this application.

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### 4. Utilities

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants and sprinklers	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer lines and connections	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Electric and wire lines	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage structures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oil and propane tanks	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Snow storage area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Public and private wells	_____

#### Additional comments

Items marked no are not applicable to this application.

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## 5. Landscaping, Lighting and Signs

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

### Additional comments

Items marked no are not applicable to this application.

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## 6. Detail Sheets

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

**Additional comments**

Items marked no are not applicable to this application.

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**7. Calculations and Studies unless waived**

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

**Additional comments**

Items marked no are not applicable to this application. The Applicant is seeking a waiver from the traffic study requirement.

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

Board/Agency	Action or Conditions
_____	The Applicant has filed a Notice of Intent with the Conservation Commission.
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



**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.

J Bardi (As Attorney for the Applicant, Sturbridge PV LLC)      8/9/2023  
Signature of Applicant      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.

Jay Galand      8/8/2023  
Signature of Owner      Date

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

Name of Representative: Jessica Bardi  
Address of Representative: One Boston Place, Floor 25, Boston, MA 02108  
Telephone No.: 617-557-5982 / jbardi@rc.com  
Relationship of representative to owner or applicant: Attorney for the Applicant

Please direct all correspondence regarding this application to the Attorney for the 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.**