

TOWN OF STURBRIDGE

Planning Board

Permit Application

For Offic	ial Use:				
Date of Receipt: File Number: Completed:		Received By: Date of Approval: Not Completed:			
Application	on Type				
Г	☐ Special Permit	☐ Site Plan Review		■ Waiver	
Part A	General Inform	ation			
1.	NAME OF REGIS' Address 5508 Lor	IEREDOWNER	Trave	el Centers LLC	
	City Knoxville	State TN	Zip	Code 37909	
	Telephone No. (86	55)209-			
	Email Address util	ity@pilottravelcenters	.com		
2.	NAME OF APPLIC Address 6235 So	$_{ m CANT/AGENT}$ Kathleouthern Blvd	en Scl	hiffhauer	
	City Youngstown		Zip	Code 44512	
	Telephone No. (330)716-2705				
	Email Address kat	hleen.schiffhauer@ov	vlservi	ices.com	
3.	MATTERS RELATION (check one or more	ΓED TO THE APPLICA):	TION	SHOULD BE ADDRE	
	□ Owner			Applicant/Agent	

4.	PRO	OF OF OWNERS	HIP ACCOMPAN	YING A	PPLICATION: (check one):
	Ø	Copy of front p	page of deed	0	Parcel Registry
Part B	Det	ails of Applicat	ion		
5.	Loca	ntion of Subject Pr	operty		
	Mun	icipal Address: 4	00 Haynes Stree	t Sturbr	ridge, MA 1566
	Lot(s	s):	Plan:		
	Asse	essment Lot Numb	er(s): <u>330-04542-</u>	400	
6.			subject to any easer es (i.e. mutual drive		ghts-of-way, or other rights
	_	Yes	0	No	
7.	Exis	ting use of Propert	y: Travel Center		
8.		of construction of ect property:	fall existing and pro	oposed b	uildings and structures on the

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

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial		1100				
Institutional						
Residential						
Total		1100				

Part C Project Narrative Must be completed by applicant or agent

Describe the proposed project in terms of use, design elements and construction
timeframe.
The propsed project is the installation of (2) padmount 350KW EV
charging stations, a new pad mounted transformer, switchgear, power
cabinets and a mini power zone. Utility deisgn provided by Utility
company and construction timeframe is approx. 3-4 weeks.
Explain how the design and layout of the development or use constitutes
suitable development without detriment to the neighborhood or to the
environment.
The design and layout uses existing stalls keeping all green space
intact. The addition of EV Charging would improve the neighborhood
by adding one option to charge your vehicle at the travel center.
Describe any special processes, mitigation measures or unique circumstances
which may have a bearing on project approval
A net loss of 4 parking stops to install the EV charging stalls.

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

SITE PLAN CHECK LIST

1. E			
YES X	NO – n	nust give reason below Locus	For Planning Board use
Z)		North arrow	
		Survey	
区区	П	Existing Structures	
×		Existing roads and curbs	
M		Contours and elevations	
X		Abutters within 300 feet	
X		Zone and dimensional requirements	
\boxtimes		Setbacks	
Ada	dition	al comments	
Tiu	uitioii	ar comments	
	•	sed – meets zoning unless i	
	•	sed – meets zoning unless in the second seco	noted For Planning Board use
YES	NO – n		
YES	•	nust give reason below	
YES	NO – n	nust give reason below Lot dimensions	
YES	NO – n	Lot dimensions Proposed buildings	For Planning Board use
YES	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas	For Planning Board use
YES	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations Allowed use reference	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations Allowed use reference Loading areas	For Planning Board use
	NO-n	Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations Allowed use reference Loading areas Building mean height	For Planning Board use
		Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations Allowed use reference Loading areas Building mean height Dumpsters & screening	For Planning Board use
		Lot dimensions Proposed buildings Percent building & impervious areas Sidewalks and buffer areas Streets, driveways and access Circulation patterns Parking spaces and calculations Allowed use reference Loading areas Building mean height Dumpsters & screening Outdoor storage areas	For Planning Board use

3. Grading

YES	NO-n	nust give reason below	For Planning Board use
×		Buffer zones and distances	
X X		Wetlands and vernal pools	
×		Riparian features	
図		Flood zones	
		Ground water elevations	
		Siltation fencing	
X		Significant species type and habitat	
		Detention and Retention Basins	
M		Grading plan	
 4. U	J tiliti e	es	
4. U		PS ust give reason below	For Planning Board use
			For Planning Board use
	NO – n	nust give reason below	For Planning Board use
	NO – n	nust give reason below Water lines and connections	For Planning Board use
YES	NO – n	water lines and connections Hydrants and sprinklers	For Planning Board use
YES	NO-n	Water lines and connections Hydrants and sprinklers Sewer lines and connections	For Planning Board use
YES	NO-n	Water lines and connections Hydrants and sprinklers Sewer lines and connections Electric and wire lines	For Planning Board use
	NO-n	Water lines and connections Hydrants and sprinklers Sewer lines and connections Electric and wire lines Drainage structures	For Planning Board use
YES	NO-n	Water lines and connections Hydrants and sprinklers Sewer lines and connections Electric and wire lines Drainage structures Oil and propane tanks	For Planning Board use
YES	NO-n NO-n	Water lines and connections Hydrants and sprinklers Sewer lines and connections Electric and wire lines Drainage structures Oil and propane tanks Snow storage area	For Planning Board use

5. Landscaping, Lighting and Signs

YES	NO – m	nust give reason below	For Planning Board use
	X	Landscaping and calculations	
	X	Lighting location, size, type, direction	
	X	Open space as percent of lot	
	囡	Sign location size and detail	
	×	Geologic features	
	×	Dust and noise control measures	
	X	Fencing permanent and temporary	
Ada		al comments	
		nis section will be added	
11011	iiig iii u	iis section will be added	
6. I	Detail	Sheets	
YES	NO – m	nust give reason below	For Planning Board use
	×	Tree planting	
П	\boxtimes	Shrub planting	
×		Light poles	
$\widehat{\Box}$	$\overline{\mathbf{X}}$	Hydrants	
	×	Catch basins	
П	×	Man holes	
	×	Traps	
	×	Trenching	
	×	Road profiles	
\boxtimes		Curbing and Burms	
Ø		Signs and support	
	\	Sewer fixtures	
		Water lines	
	$\overline{\square}$	Fencing _	
	\boxtimes	Headwalls	
	X	Siltation fencing	
	X.	Facades	-
	X	External materials & colors	
		Fenestration	

Ad		al comments	
7. (ations and Studies unless wa	
YES	NO-m	ust give reason below Lot coverage ITE trip generation calculations	For Planning Board use
	NNNNNN	Planting calculations and schedule Traffic impacts Drainage calculations Water and sewer demands Hydrant pressure tests Water and aquifer studies Other	
	dition: ctrical wo	al comments ork only	
con	Permit nmissi 'Agency	as applied for / received from ons Action or Conditions	n other boards, agencies or

AUTHORIZATION (Must be signed by applicant)

I hereby request that he 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.

Kathleen Schiffhauer Signature of Applicant	06/05/2023	
Signature of Applicant	Date	
AUTHORIZATION (Must be signed by o	owner)	
I am the record owner of the property for wh familiar with the work proposed to be carrie		and as such, I am
I hereby give permission for this application restrictions may be placed on the property r		•
I further certify that under the penalties of pe	erjury, I am authorized to sign this	application.
Docusigned by:	6/22/2023	
Signature of Owner	Date	_
If someone is representing the applicant or the	he owner, the applicant must design	nate 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.