



# 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 Old Sturbridge Village, Inc  
Address 1 Old Sturbridge Village Road  
City Sturbridge State MA Zip Code 01566  
Telephone No. 508-347-0314  
Email Address tkrasnecky@osv.org

2. NAME OF APPLICANT/ AGENT Saw Dust Coffee House  
Address 67 Streeter Road  
City Fiskdale State MA Zip Code 01518  
Telephone No. 774-230-9738  
Email Address craftsmanpete@charter.net

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: 371 Main Street, Sturbridge

Lot(s): \_\_\_\_\_ Plan: \_\_\_\_\_

Assessment Lot Number(s): 415-02458-371

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: restaurant

\_\_\_\_\_

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

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	7411	7411	2779	2779	3	3
Institutional						
Residential						
<b>Total</b>	<b>7411</b>	<b>7411</b>	<b>2779</b>	<b>2779</b>	<b>3</b>	<b>3</b>

**Part C**

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

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

I constructed a patio and pergola during the Covid exemptions and have been serving outside. I would like to continue to use the patio area after the Emergency Order is lifted .  
Currently I can have 8 tables and 24 seats on the patio. Currently my indoor seating capacity is 74 seats requiring a total of 28 parking spaces. During the months that the outdoor seating is used, I will decrease my indoor seating so that there is never more than 74 seats unless additional parking can be created in the future.

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

This is an existing business in the CT District.

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

None

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

None

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

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## 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

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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 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                         |

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### Additional comments

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### 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    |

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### Additional comments

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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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Fencing permanent and temporary          |

shrubs around patio  
 around patio 30x20' patio lights  
 permanent

### Additional comments

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## 6. Detail Sheets

YES

NO – must give reason below

For Planning Board use

- |                                     |                          |                             |
|-------------------------------------|--------------------------|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> | Tree planting               |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | External materials & colors |
| <input type="checkbox"/>            | <input type="checkbox"/> | Fenestration                |

landscape around patio  
 surrounding patio  
 gray / black pergola

**Additional comments**

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**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 checked="" 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**

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

Board/Agency	Action or Conditions
Building	received e approved e completed
planning	received e approved e completed
conservation	received e approved e completed
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



**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.

Peter Champagne  
Signature of Applicant

4/13/21  
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.

Tina Krasnoy  
Signature of Owner

4/13/21  
Date

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

Name of Representative: Tina Krasnoy

Address of Representative: 1 Old Sturbridge Village Rd Sturb MA

Telephone No.: 508-347-025

Relationship of representative to owner or applicant: VP Finance

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.