



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 Swaminarayan Realty, LLC
Address 122 Main Street
City Sturbridge State MA Zip Code 01566
Telephone No. 617-899-3911
Email Address rasmpatel@yahoo.com
2. NAME OF APPLICANT/ AGENT Swaminarayan Realty, LLC
Address 122 Main Street
City Sturbridge State MA Zip Code 01566
Telephone No. 617-899-3911
Email Address rasmpatel@yahoo.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: 122 Main Street

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: Map 415 Parcel 3438-122

8. Date of construction of all existing and proposed buildings and structures on the subject property: 1955

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)	Overland Flow	Overland Flow

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	2,588	4,200	2,588	4,200	-	-
Institutional						
Residential						
Total	2,588	4,200	2,588	4,200		

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 Applicant proposes to relocate the existing pump islands and canopy, add two building additions, and reconfigure the available parking spaces.

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

The site has historically served as a convenience store/gas station. Redevelopment at this time will provide more suitable separation of the gas dispensers from the primary customer parking, improving onsite safety.

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

An upgrade of the gas dispensing system will provide improved environmental protection to the surrounding area. Temporary erosion control measures will be employed for construction period mitigation.

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

Stormwater data and long term maintenance information.

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"/>	#300-1093	Approved
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#ZB-2021-000001	Approved
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Other:

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 checked="" type="checkbox"/>	<input 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

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/> Circulation patterns	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Parking spaces and calculations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Allowed use reference	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Loading areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Building mean height	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dumpsters & screening	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Outdoor storage areas	_____

Additional comments

There are no outdoor storage areas proposed for this site.

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 checked="" type="checkbox"/>	<input type="checkbox"/> Riparian features	_____
<input checked="" type="checkbox"/>	<input 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

There are no mapped habitat areas onsite and all work is confined to existing disturbed areas.

4. Utilities

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

Additional comments

There are no wells located on the subject property and no utility line changes are proposed.

Additional comments

There are no proposed utility changes proposed for this site.

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	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> ITE trip generation calculations	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Planting calculations and schedule	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Traffic impacts	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage calculations	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water and sewer demands	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrant pressure tests	<hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water and aquifer studies	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Other	<hr/>

Additional comments

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

Board/Agency	Action or Conditions
Conservation	Order of Conditions issued July 20, 2021
ZBA	Special Permit issued March 22, 2021

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.

MP Patel
Signature of Applicant

July 21, 2021
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.

MP Patel
Signature of Owner

July 21, 2021
Date

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

Name of Representative: SITEC, Inc.

Address of Representative: 449 Faunce Corner Road, Dartmouth, MA 02747

Telephone No.: (508) 998-2125

Relationship of representative to owner or applicant: Engineer

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.