



For Use by Permitting Coordinator:

Date Received: _____

Determination of Completeness: _____

Additional Information Received: _____

Application Withdrawn: _____

TOWN OF STURBRIDGE

ARCHITECTURAL REVIEW APPLICATION DESIGN REVIEW COMMITTEE

REVISED 2/07/11

Site: 6 Picker Road Sturbridge, Massachusetts 01566
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name:

New England Cold Storage, LLC

Applicant Name:

Chris Bailey

Address: 99 Willow Street Yarmouth Port, Massachusetts 02675

Phone: 508.259.3408

Fax: _____

Email: cbailey@comrealty.net

B. Property Owner:

Prouty Daniel Trustee of One Picker Realty Trust

Address: PO Box 2917 Worcester, MA 01613

Phone: 508.751.2583

Fax: _____

Email: bigdealmaker@msn.com

C. Agent Information:

Business Name: ARCO Design/Build - BTS, Inc.

Agent: Brady Panis

Address: 380 Interstate North Parkway, Suite 210 Atlanta, GA 30339

Phone: 770.317.0882 Fax: 770.541.1699

Email: bpanis@arcodb.com

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers:

510-02215-006

B. Please describe the proposed project:

The proposed project is a cold storage industrial facility. The building includes storage up to -10 degrees Fahrenheit, a cold dock, a material handling area for equipment and battery storage, and a single story office. The building includes a truck court with fifteen dock positions. The proposed dock is not facing any streets or abutters. The total building area is 120,549 SF.

C. Note any special permits or variances granted, denied to this location.

Note any current zoning or general bylaw non-conformance associated with the property or the application.

We are currently applying for a Special Permit through plan board to build above the zoning required 35'. The Special Permit application is to build a maximum deck height of 55' which will lead to a maximum exterior wall height of 56'-6 1/2".

D. CHECKLIST OF PLANS AND MATERIALS SUBMITTED WITH APPLICATION

The applicant shall submit one original set and six copies of the application and final drawings and one set of materials at the time the application is submitted to the Town Planner. A *copy* of any site plan that is prepared under the Zoning Bylaws Site Plan Review process shall also be submitted. The DRC may waive site plan submittal requirements for specific projects and may substitute a site visit for some or all of the required materials. In the absence of such waiver, the following materials shall be submitted at the time of the application to the DRC:

- A drawing showing the location, type, size or dimensions of existing structures on the project site, abutting properties and significant site features such as existing trees @ 4 inch caliper and larger, topography, retaining walls, walks, patios, drives, roads, parking, wetlands, and water bodies.
- Photographs showing the proposed building site and surrounding properties. Photographs should include the existing site features identified in the preceding paragraph as well as the same existing features where they exist in close proximity to the project site but on parcels immediately adjacent to the project site.
- Design plans for alterations and/or additions shall depict existing structures to be altered and their relationship to adjacent property including dimensions showing the shortest distance between the proposed structure/s and the nearest buildings on adjacent properties.
- Applicants should note that the objective is to present a complete picture to the DRC. Applicants are required to include Manufacturers' material cut-sheets.

Architectural Drawings shall include:

- Floor plans of all proposed building levels;
- Architectural elevations of all exteriors including the dimensioned height of the proposed building above grade at the foundation, window and door locations
- Descriptions of exterior materials, and colors including roofing, walls, doors, windows, any special features, etc.
- Facade drawings (elevations) should include all existing and proposed entrances and windows, including those slated to be removed. Elevation drawings should make explicit how the proposed work fits in with the design of the abutting properties (are windows, doors and other fenestrations, etc along the same plane, etc. See pages 10-16 of the Design Review Committee Handbook and Design Guidelines for more information for more information).
- Information on the style of doors, windows, special features or building elements (porch, balcony, shutters, etc).

Site Plans shall include:

- Existing buildings and plantings
- Proposed new structures

- Handicapped access features
- Sidewalks, drives and parking lots shown where they exist on site and identified by type of existing paving material;
- All site objects and fixtures (Including signs and lighting)

Landscape Plans shall include:

- All existing buildings and site features to remain;
- Existing and proposed grading
- Paving materials. Existing pavement to remain along with proposed pavement both indicated by layout and paving materials;
- Planting plan, with descriptions of materials. Planting plan identifying the proposed plant material and quantity of each by location on plan; an overall plant list, which at a minimum identifies total quantities of each plant used; botanical and common name for each plant, and size of the plant material at time of installation.

E. CONFORMANCE WITH DESIGN STANDARDS

Explain how each of the design standards outlined below has been addressed in the proposal. Applicants shall review the ‘Design Review Committee Handbook and Design Guidelines’ when preparing this application. Where specific pages within the Guidelines could be referenced to provide a starting point to applicants completing this form, those have been included. The page numbers are intended as an initial point of reference for applicants and are not meant to denote the only pages that refer to a specific item.

1. Please explain if the height of the structure will be affected by the proposed alteration. If so, please explain how the height of this structure relates to the style and character of your structure and the buildings surrounding your property (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)..

The height of the structure will be taller than the buildings surrounding the area due to the slopes of the site and because we are requesting a special permit to go above the 35' height limit in order to limit the amount of building in the 200 foot wetland buffer zones and to reduce forest clearing.

2. Please explain any changes that are proposed for the windows and doors of the structure. If changes are proposed, please explain how the windows and doors selected for your project will be compatible with the architectural style and character of the surrounding area. (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)

We will have windows at the office area. The storefront windows are at similar heights and are of similar style to the of the neighboring buildings. The doors are all insulated metal doors, hollow metal

or storefront doors. All are similar styles in the industrial park zoning.

3. The **relationship** of building masses and shapes to open space between it and adjoining structures shall be compatible; for example the length and width of a proposed structure should replicate the approximate length and width of neighboring buildings (See page 13-14 of the Design Review Committee Handbook and Design Guidelines for more information) please explain how your proposal accomplishes this general guideline.

The width and lengths of the proposed warehouse of 284'-3" x 404'-11" are slightly larger than the longest buildings in the area. FW Webb, Cube Smart, and Venture Community services are all 200 - 300 feet at there longest dimension. The Office area is a smaller footprint with roof with decrease in roof elevation.

The office area are in similar length and width to the smaller abutters.

4. If changes to the roof of your structure are proposed please explain. If changes are proposed, describe how the **roof** design and pitch of the structure will be compatible with the architectural style and character of the surrounding buildings. For example, the roofing material and design should be appropriate for the architectural style of your structure and should be compatible with the buildings surrounding your structure. (See page 13 of the Design Review Committee Handbook and Design Guidelines for more information).

The roof at all sections of the proposed building are flat roof which is consistent with businesses in the area.

Our max roof height at the proposed freezer areas and dock is 56'-6 1/2". We are requesting a special permit to build above 35' here in order to prevent widening the building further into wetland buffer zones. The warehouse wall peak is 56'-6 1/2" and be 54'-3" at the low perimeter walls. The office at 16'-8" which is consistent with zoning.

5. If changes to the overall scale of the structure are proposed, please explain. If so, describe how the **scale** of the structure shall be compatible with the architectural style and character of the surrounding buildings. (See page 14 of the Design Review Committee Handbook and Design Guidelines for more information).

The scale of the building is consistent with the abutting properties. The abutting properties are rectangular buildings with flat roofs and metal canopies over entrances and doors. This is consistent with the design and scale of the proposed building on 6 Picker Rd.

6. The **facade** line, shape and profile shall blend with other structures in the surrounding area with respect to its dominant vertical and horizontal aspects. If facade alterations are proposed, please explain how the alignment will occur at similar intervals as those of neighboring structures. (See page 14-16 of the Design Review Committee Handbook and Design Guidelines for more information, photographs and sketches that explain this concept).

The facade of this building is insulated metal panels (IMP). This is consistent with other metal buildings in the area. The office facade is a mix of split face and ground face concrete masonry units (CMU). This is also consistent within the Industrial Park area. The storefront windows are at the office and no windows are up high in order to stay consistent with the other shorter buildings.

7. **Signage for projects are covered within the DRC Sign application and process, however, please explain any existing and proposed signage and how the signage relates to the overall architecture of the project.**

- **Signs**, with associated architectural details, materials, colors and textures shall be compatible with the predominant architectural character of the neighborhood, while preserving and enhancing the surrounding area.
- **Advertising features**, including size, location, design, color, texture, lighting and materials, shall not detract from the use and enjoyment of the proposed building and structures and the surrounding properties.

No signage is being submitted at this time. A full signs application will be submitted at another date.

All building signs are expected to match the blue, white, and gray color pallet of the facade.

8. **Preservation** of historic, traditional or significant uses, structures or architectural elements shall be preserved to the greatest extent possible during any project. Please explain the methods employed to preserve such features during the design of this project.

The building is constructed out of materials that are similar to the abutting businesses that have historically been present in the area.

10. **Landscaping** shall enhance the character and appearance of the surrounding area and parking areas shall be located to the side or rear of buildings when possible. Please describe, in detail, the landscaping that is proposed for your project. (The Design Review Committee Handbook and Design Guidelines provide good information on landscaping for specific applications. The Zoning Bylaw, Chapter 25 also contains detailed information on landscaping and buffering requirements. Applicants shall review both documents prior to completing this application.)

The landscape plan provides a plant palette that compliments the building architecture, provides screening, shade, habitat, and the existing plant community. Street trees are proposed along the driveway entrance. Native plantings and evergreen trees are proposed in the stormwater management system. Street trees are proposed in the parking area for shade and visual interest. Proposed trees have a mixture of blooming cycles, leaf structure, and bark color.

11. **Lighting** shall be used to enhance appearance of the property, provide for safety and security of the property, and of those visiting the property. Lighting shall be shielded so that it does not cause surrounding properties and roadways to be illuminated and in all cases Dark Skies Compliant lighting is encouraged. Please describe the lighting that is proposed as part of your project (Please see Page 20-22 in the Design Review Committee Handbook and Design Guidelines for more information on lighting selection).

The parking areas and truck court of the building will be predominantly lighted by building wall packs. Minimal parking pole lights will be used in order to reach minimum foot candle requirements. All lighting is to remain within the pollution limits to the neighboring properties.

* Please note: Photographs of existing site and the building can aid the DRC in making its decision.

Section F. Required Signatures:

A. Applicant:

Chris E. Bailey
Applicant or Authorized Signatory

07.13.20
Date

B. Property Owner: I hereby grant permission for the applicant to apply for and make the changes to the premises as proposed above.

Wendy M. Panis, Trustee
Owner or Authorized Signatory

07/13/20
Date

C. Agent: If someone is representing the applicant or the owner, the applicant must designate such representative below: I Chris Bailey designate both Brady Panis with ARCO Design/Build and Andy Baum with Summit Engineering as representatives to submit this application and to communicate on behalf of New England Cold Storage regarding this application.

Name of Representative: ARCO Design/Build - BTS, Inc.

Address of Representative: 380 Interstate North Parkway, Suite 210

Atlanta, GA 30339

Phone: 770.317.0882 Fax: _____

Email: bpanis@arcodb.com

Relationship of representative to owner or applicant: Design/Build Contractor to the Applicant

Finance Director/Tax Collector: I certify that the taxes are current for the above property (applicant must obtain this signature prior to submission of this application)

Authorized Signatory

Date

Design Review Committee Decision:

Summary of Recommendations:

The Design Review Committee has reviewed the above referenced architectural application at its meeting held on _____ .

The Design Review Committee found that the following with respect to conformance with the Design Guidelines:

C. CONFORMANCE WITH DESIGN GUIDELINES

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Height |
| <input type="checkbox"/> | <input type="checkbox"/> | Relation of building masses and spaces |
| <input type="checkbox"/> | <input type="checkbox"/> | Proportion of windows and doors |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof shape |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Facade line, shape and profile |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural detail |
| <input type="checkbox"/> | <input type="checkbox"/> | Advertising features |
| <input type="checkbox"/> | <input type="checkbox"/> | Heritage |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic Features |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting |

D. SUMMARY OF RECOMMENDATIONS

Based upon the above findings the application is:

- Approved as proposed
- Approved with the following comments or modifications: _____

Denied due to the following: _____

Additional Comments of the Design Review Committee: _____

Authorized Signatory

Date

Zoning Enforcement Officer/Building Inspector Decision:

Approved as proposed

Approved with the following comments or modifications: _____

 Denied due to the following: _____

Authorized Signatory

Date

Attach Additional Sheets as Necessary