



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Application Withdrawn: _____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

RECEIVED
AUG 03 2020

**TOWN OF STURBRIDGE
PLANNING BOARD**

Site: 40 MAIN STREET
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: EDWARD'S

Applicant Name: ALFRED TRIFONE

Address: 103 SHORE ROAD, STURBRIDGE

Phone: 508-333-6862 Fax: _____

Email: trifonedesigns@live.com

B. Property Owner:
EDY WAHIB

Address: 333 EAST MAIN STREET
Southbridge, MA 01550

Phone: 774-402-1148 Fax: _____

Email: edywahib@yahoo.com

C. Agent Information:

Business Name: TRIFONE DESIGN ASSOCIATES INC

Agent: ALFRED TRIFONE

Address: 103 SHORE ROAD STURBRIDGE MA.

Phone: 508-333-6862 Fax: _____

Email: trifonedesigns@live.com.

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers:

MAP 39 PARCEL 40

B. Please describe the proposed project:

Add a convenience store to the existing
auto garage and gas station.

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.

GAS CANOPY OFFSET TO PROPERTY LINE (EXISTING)
PARKING TO THE NORTH IS IN OFFSET

- 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 WILL NOT CHANGE

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)

NEW STORE FRONT WINDOWS WILL HAVE COLONIAL GRILLES ON THE TOP PORTION AS SHOWN ON THE PLANS.

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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 BUILDING SIZE IS NOT CHANGING.

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).

A NEW ROOF SOFFIT WILL BE ADDED TO THREE SIDES OF THE BUILDING. THE ROOFING WILL BE SHINGLES.

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 NOT CHANGING.

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.)

LANDSCAPING IS EXISTING.

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).

Proposed lighting is recessed INTO THE ROOF SOFFIT

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

Section F. Required Signatures:

A. Applicant:

Robert Troy
Applicant or Authorized Signatory

7/16/20
Date

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

Edy Wall
Owner or Authorized Signatory

7-16-20
Date

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

Name of Representative: ALFRED TRIFONE

Address of Representative: 103 SHORE ROAD, STURBRIDGE

Phone: 508 333-6862 Fax: _____

Email: trifonedesigns@live.com

Relationship of representative to owner or applicant: CONSULTANT

For The **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

08/03/2020
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