



Town of Sturbridge

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE NOTICE OF DECISION ARCHITECTURAL CHANGE

Applicant: Caregiver Patient Connection LLC dba Local Roots
Michael Staiti
910 Boston Post Road East
Suite 310
Marlborough, MA 01752

Phone: (508)229-7827

Property Owner: Robert Switzer
26920 Montego Point Ct. #102
Bonita Springs, FL 34134

Parcel Information: Assessor's Map 415-02251-365

Zoning Designation: Commercial District

Property Location: 365 Main Street

Description of Request: Request for new building design approval

Date of Meeting: March 2, 2020

Meeting Details:

Committee Members Present: Elaine Cook, Richard Volpe, Chris Wilson

Applicant for Architectural Request:

- Architectural design approval for the construction of an adult use marijuana retail establishment.

Materials:

- Cedar particle board
 - STONEfaçade
 - Color HPX Cedar Impressions Siding
-

- Landmark Series Shingles

Colors:

- Stone façade – Appalachian Twilight Granite Gray
- Siding – White Cedar Impressions
- Shudders – Midnight Green
- Shingles – Weathered Wood

Materials reviewed:

- Architectural Review Application
- Landscape Narrative
- ‘Proposed Dispensary Plan 365 Main St. Sturbridge MA’ Elevation Plans
- Planting Plan
- Photometric Lighting Plan
- Material & Color samples
- Existing Condition Pictures
- ‘Linear Distance Compliance Plan Caregiver Patient Connection LLC D.B.A. Local Roots NE 365 Main Street Sturbridge, MA 01566’
- ‘Proposed Site Layout Plan Caregiver Patient Connection LLC D.B.A. Local Roots NE 365 Main Street Sturbridge, MA 01566’

Lighting: Reference Lighting Plan

Landscaping: Reference Landscape & Planting Plan

DRC Comments/conditions: Elaine Cook stated that she would like reference material of what the proposed tree plantings will look like when they are freshly planted. Committee discussed CPC’s request for the use of solar panels, committee in favor of solar panels as shown in the building renderings.

At the meeting of March 2, 2020 there was a motion by Chris Wilson, seconded by Rich Volpe and voted 3-0 to approve the building design as presented as well as the Lighting Plan and Landscaping Plan.

The applicant shall be aware that this approval is for the design only. A Building Permit must be obtained from the Building Inspector.

R.V.
Richard Volpe, Chair

3/3/2020
Date

cc: Building Inspector