



For Use by Permitting Coordinator:
Date Received: JUL 05 2017
Determination of Completeness: _____
Additional Information Received: _____
Application Withdrawn: _____
DESIGN REVIEW COMMITTEE

TOWN OF STURBRIDGE **APPROVED**
APPLICATION FOR PERMANENT SIGN **NOV 06 2017**
REVISED 3/23/11

DESIGN REVIEW COMMITTEE

Site: 364 Main Street, Sturbridge, MA
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: McDonald's Real Estate Company C/O Bohler Engineering
Applicant Name: James Cranston, Bohler Engineering (Agent)
Address: 352 Tumpike Road, Southborough, MA 01772
Phone: (508) 480-9900 Fax: (508) 480-9080
Email: jcranston@bohlereng.com

B. Property Owner:

Name: McDonald's Real Estate Company C/O Adam Guilmette
Address: One McDonald's Plaza, Oak Brook, IL 60523
Phone: (978) 660-1889 Fax: _____
Email: Adam.Guilmette@us.mcd.com

C. Agent Information:

Business Name: Bohler Engineering

Agent: James Cranston

Address: 352 Turnpike Road, Southborough, MA 01772

Phone: (508) 480-9900 Fax: (508) 480-9080

Email: jcranston@bohlereng.com

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers: 415, 02541, 364 (Lot, Plan, Assessment Lot Number)

B. Proposed Sign Information:

Please provide a general description of the sign and location of the sign (attach additional sheets if necessary):

One (1) proposed 14 SF (4"D x 48"W x 42"H) "M" Arch Logo sign on the front of the proposed brand wall on the existing McDonald's building (over entry door facing east on right side of building) and one (1) proposed 24.8 SF Digital Menu Board sign located within the drive-thru north of the existing McDonald's restaurant building (along rear building wall). The Arch Logo sign will be externally illuminated (down lit) by a high efficiency linear LED facade fixture (silver color light bar). (Refer to attached building elevations, sign cut sheets, LED facade fixture cut sheets and photos for additional details.)

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

N/A

D. Note any special permit or variances granted or denied or in process at this time:

None

Section 3. Required Application Submittals: 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. The following information must be submitted with the application for a sign permit for new signs and changes to existing signs: (At its discretion, the DRC may substitute some requirements with a site visit).

- A Site Plan showing property lines, setback areas, access points, traffic flow and a scaled site plan showing property lines, appropriate front, side, and rear yard setbacks as identified in the Zoning bylaw, pedestrian and vehicular access and existing buildings and significant site objects and features, and the existing and proposed sign locations shall also be shown.
- A drawing of the proposed structure or sign, including color and type of surface materials, showing front elevations, rear elevations, and side elevations, where there are not adjoining buildings. The drawing should accurately convey the design of the sign including lettering styles, size, and composition. The location, font, and contrasting color of the street number shall be easily read by emergency personnel and patrons/visitors.
- A description of the materials, colors, and lighting, (if the sign is to be lit), to be used in the modification of an existing sign or construction of a new sign. The presentation of photographs showing the existing signs to be modified would be helpful. Samples of the colors of the proposed sign and materials to be used for the construction of the signs and supports shall also be submitted.
- Scale drawings of the proposed sign, (whether the modifications of an existing sign, or the provision of a new sign) shall be submitted, including a plan view and an architectural elevation of each side. One architectural elevation will suffice if all sides are identical. All drawings shall include dimensions indicating the length, width, and height of the proposed signage as appropriate to the information conveyed by plan or elevation. Applicants shall review the Town of Sturbridge Zoning Bylaw for detailed information on zoning limitations and requirements relative to their signage situation prior to designing any new proposed signs. The Bylaw may be accessed on line at the following link:
http://www.town.sturbridge.ma.us/Public_Documents/SturbridgeMA_PlanningDocuments/Zoning%20Bylaw%202010?FCItemID=S02B54AC5

The existing site contains landscaping. Impacts to the existing site landscaping is minimal and all plantings impacted by construction will be replaced in-kind (as noted on the plans).

- ✓ 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.
- ✓ Photographs of existing signage on the site and the building will aid the DRC in making its decision and are required as a submittal.

Section 4. Required Signatures:

A. Applicant:

James J. Ant
Applicant or Authorized Signatory

7/5/17
Date

B. Property Owner: I hereby grant permission for the applicant to apply for and erect the signs as proposed on the above referenced property.

[Signature]
Owner or Authorized Signatory

7/5/17
Date

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

Name of Representative:

James Cranston, Bohler Engineering

Address of Representative:

352 Turnpike Road, Southborough, MA 01772

Phone: (508) 480-9900

Fax: (508) 480-9080

Email: jcranston@bohlereng.com

Relationship of representative to owner or applicant: Agent

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)

(Please refer to attached "Certificate of Taxes Paid" , signed by the Tax Collector's Office)

Authorized Signatory

_____ Date

Design Review Committee Decision

A. APPLICANT

Name

Address

Telephone No.

B. SIGN DIMENSIONS AND LAYOUT

Overall

Dimensions

Area

Colors

Lettering

Materials

Other

C. CONFORMANCE WITH DESIGN STANDARDS

YES NO

- Signs** with associated architectural details, materials, colors and textures are 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.
- Preservation** of historic, traditional or significant uses, structures or architectural elements have been preserved to the greatest extent possible.

D. Summary of Recommendations:

The Design Review Committee has reviewed the above referenced sign application at its meeting held on _____ and the sign(s) as proposed have been:

Approved as proposed

Approved with the following comments or modifications: _____

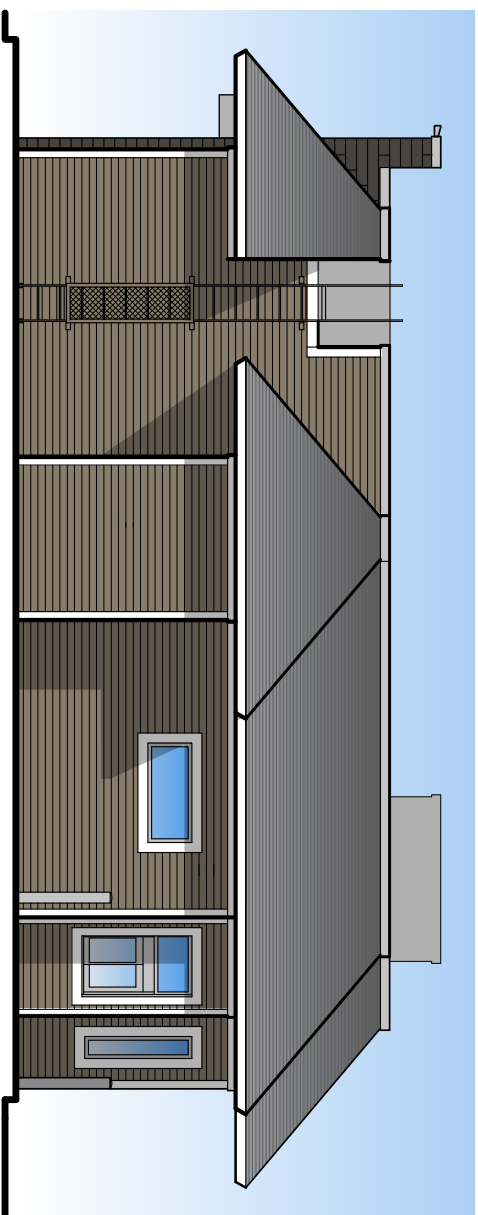
Denied due to the following: _____

Additional Comments of the Design Review Committee: _____

Authorized Signatory

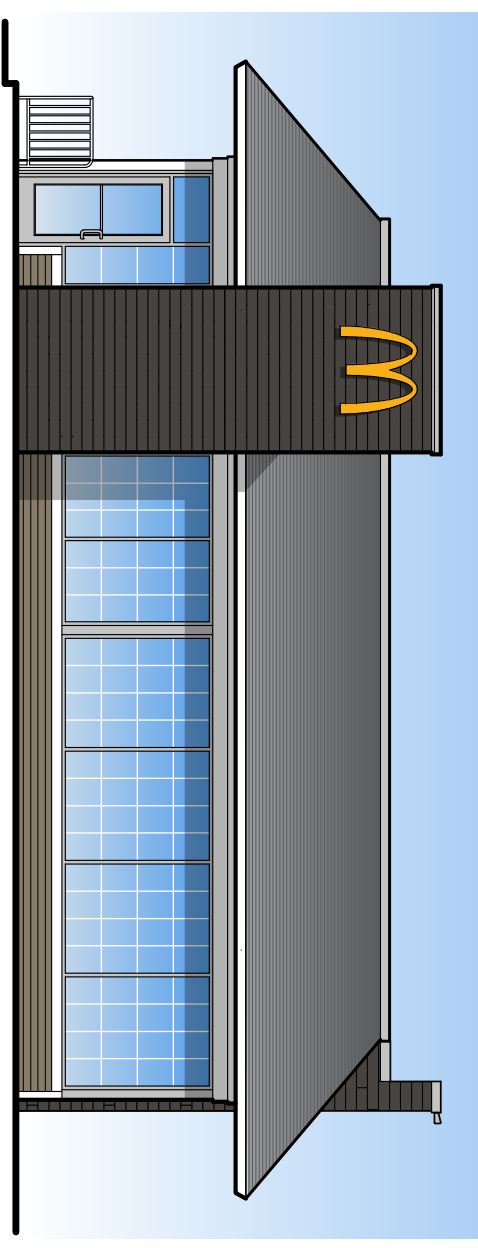
Date

Attach Additional Sheets as Necessary



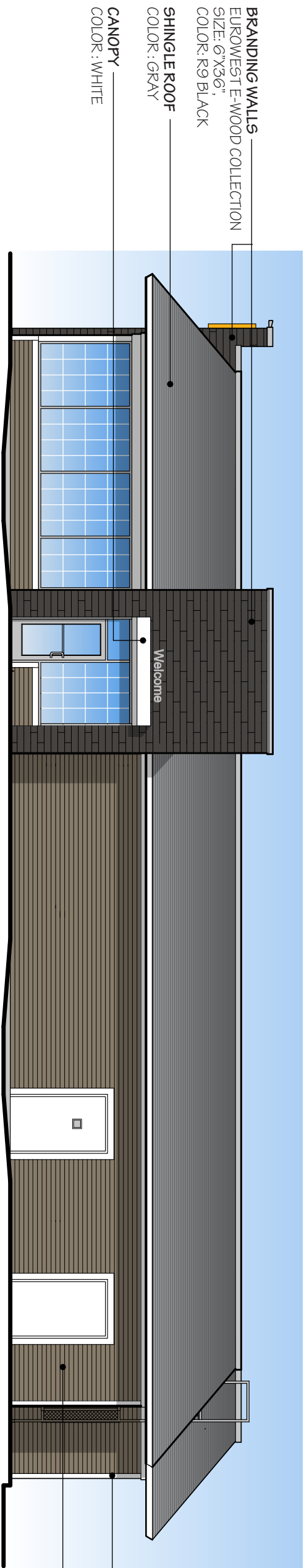
REAR ELEVATION

NOT TO SCALE



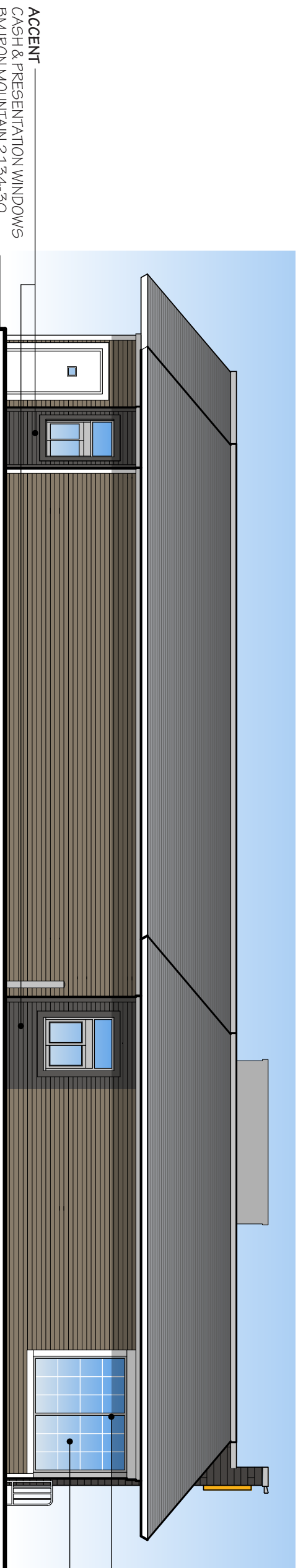
FRONT ELEVATION

NOT TO SCALE



NON-DRIVE-THRU SIDE ELEVATION

NOT TO SCALE



DRIVE-THRU SIDE ELEVATION

NOT TO SCALE

BRANDING WALLS
 EUROWEST E-WOOD COLLECTION
 SIZE: 6'X36',
 COLOR: R9 BLACK

SHINGLE ROOF
 COLOR: GRAY

CANOPY
 COLOR: WHITE

ACCENT
 CASH & PRESENTATION WINDOWS
 BM IRON MOUNTAIN 2134-30

PVC TRIM
 COLOR: WHITE
BASE BUILDING
 COLOR: FAIRVIEW TAUPE HC-85

STOREFRONT
 COLOR: CLEAR ANODIZED ALUMINUM
GLAZING
 CLEAR

ALL COLORS PER BENJAMIN MOORE U.N.O.



109 Market St., Suite 303 - Portsmouth, NH 03801
 Tel: 603.853.5414
 www.landryarchitects.com

MCDONALD'S ALTERATIONS
STURBRIDGE, MA.
 National Store No. 5073
 AUGUST 31, 2017
 366 MAIN STREET STRUBRIDGE, MA