

From:

Porchlight Investments III, LLC
420 Main Street – Box 4
Sturbridge, AM 01566

To:

Sturbridge Board of Selectman
308 Main Street
Sturbridge, Massachusetts 01566

Date: May 13, 2020

Subject: Petition for Zoning Change – 7 Cedar Street, Portion of Parcel B, Sturbridge, MA 01566

Legal Description of Property

PARCEL B – The parcel of land with any building situated thereon in the town of Sturbridge, Worcester County Massachusetts on the westerly side of Cedar Street and Northerly side of Route 20 bounded and described as follows:

As shown on the Plan entitled "ALTA/ACSM Land Title Survey" Prepared for Porchlight Investments III LLC by Bertin Engineering dated January 15, 2014.

BEGINNING at a point on the westerly side of Cedar Street at the northeasterly corner of said Parcel A

THENCE along a non-tangent curve to the left having a radius of 1356.31 and a length of 48.17 feet to a point.

THENCE N 02-04-55 W a distance of 12.14 feet to a point.

THENCE along a curve to the left having a radius of 1356.31 and a length of 304.39 feet to a point.

THENCE N 73-49-07 W a distance of 138.15 feet to a point.

THENCE N 01-08-23 E along a stonewall a distance of 315.49 feet to rebar.

THENCE N 86-02-14 E along a stonewall a distance of 212.79 feet to an iron pipe.

THENCE S 87-39-41 E crossing a stonewall a distance of 50.39 feet to an iron pipe.

THENCE S 02-33-11 E a distance of 426.21 feet to a point.

THENCE N 89-47-33 E a distance of 101.25 feet to a point.

THENCE S 03-05-19 E by the westerly side of Cedar Street for a distance of 100.00 feet to a point and place of beginning.

Said Parcel B contains, 133,614 sq. ft. or 3.0674 acres.

TAX MAP REFERENCES:
STURBRIDGE ASSESSORS
AP: 415-02435-420
AP: 202-02446-07

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 817 PLAN 62
PLAN BOOK 690 PLAN 41
PLAN BOOK 680 PLAN 45
PLAN BOOK 654 PLAN 109
PLAN BOOK 305 PLAN 94
PLAN BOOK 280 PLAN 45
PLAN BOOK 45 PLAN 41

Legal Description of the Portion of Property to Become Commercial Tourist District

BEGINNING at a point on the westerly side of Cedar Street at the northeasterly corner of said Parcel A

THENCE along a non-tangent curve to the left having a radius of 1356.31 and a length of 48.17 feet to a point.

THENCE N 02-04-55 W a distance of 12.14 feet to a point.

THENCE along a curve to the left having a radius of 1356.31 and a length of 304.39 feet to a point.

THENCE N 73-49-07 W a distance of 138.15 feet to a point.

THENCE N 01-08-23 E along a stonewall a distance of 80.57 feet to a point.

THENCE S 77-48-09 E a distance of 349.56 feet to a point.

THENCE S 02-33-11 E a distance of 100.36 feet to a point.

THENCE N 89-47-33 E a distance of 101.25 feet to a point.

THENCE S 03-05-19 E by the westerly side of Cedar Street for a distance of 100.00 feet to a point and place of beginning.

Narrative: Porchlight Investments 111, LLC is requesting a zoning change from the current suburban residential zoning to commercial tourist zoning on a small portion of Parcel B adjacent to Parcel A located at 420 Main Street Sturbridge, Mass. [as shown on the attached plan).

The purpose of the request is to facilitate the addition of 73 parking spaces to the existing parking lot. Over the last few years, Porchlight Investments and Table 3 Restaurant Group have re-established the vitality of the 420 Main Street properties. By adding new businesses and tenants along with our neighboring property, the Cedar Street Grille, the area has seen a steady increase in the number of people visiting the properties over the last few years. In addition to having new tenants and new businesses, we also currently assist in providing employee parking for the veterinary clinic.

Although we believe that the resurgence of economic activity at this property has proven to be good for all concerned, it has put a strain on our parking resources which in return is dampening the prospect of further growth of our existing businesses.

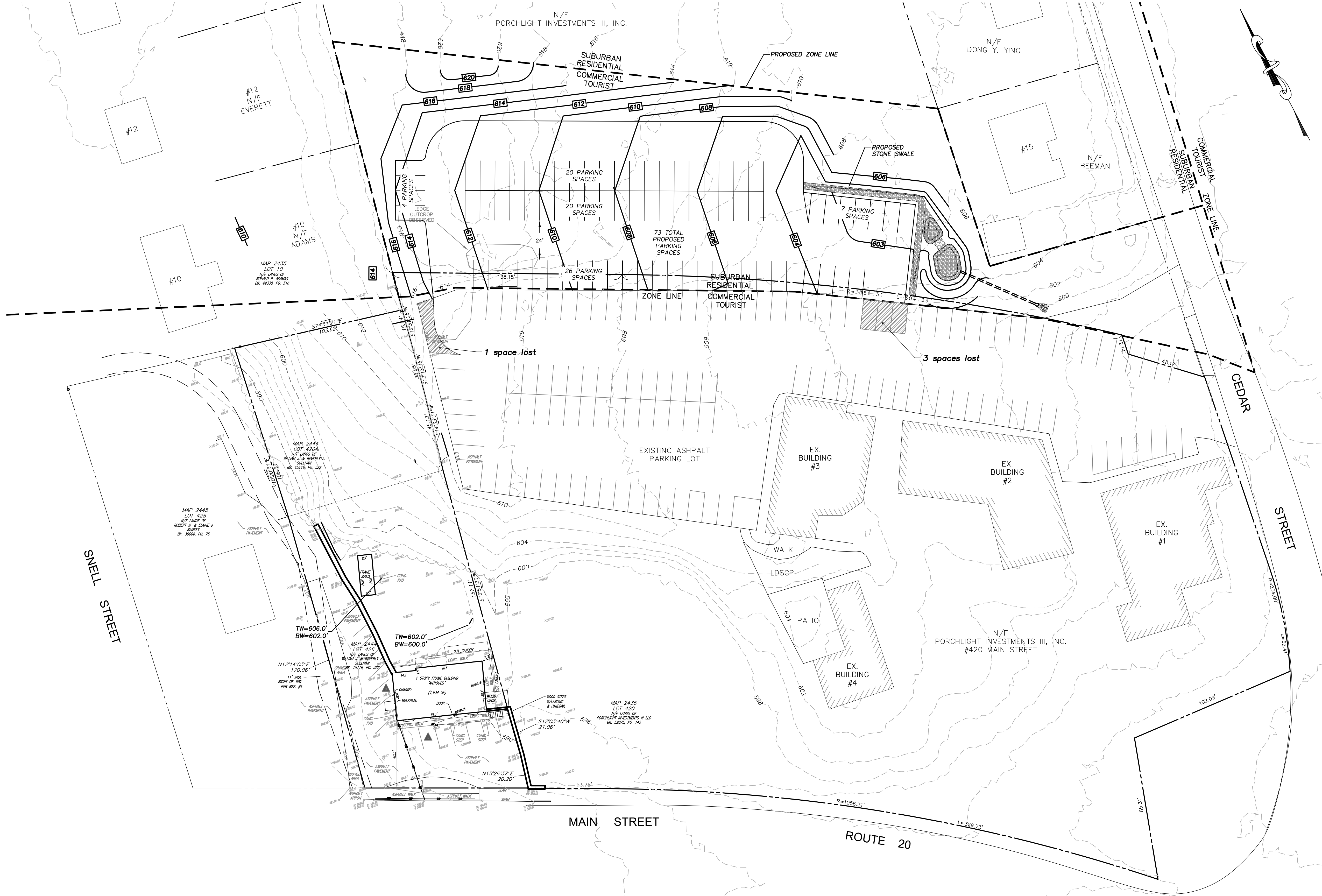
Utilizing feedback from the last annual town meeting, we are proposing using a much smaller portion of the suburban residential property than originally proposed (Parcel B) for parking. This re-design would still allow us to continue investment in our commercial tourist businesses, provide the parking space needed for future growth, and give our residential neighbors the continued assurance of green space abutting their properties.

If a zoning change were to be approved, we believe we could strike the necessary balance between utilization of the property for parking and for providing a buffered green space to minimize impacts to our suburban residential neighbors. Porchlight Investments and Table 3 Restaurant Group have a more than nine-year track record of being a good neighbor, employer, and partner to the Town of Sturbridge, Massachusetts.

We thank you for your consideration in this matter.

A handwritten signature in black ink that reads "Daniel P. Gonya" followed by the date "5-13-20". The signature is written in a cursive style.

Daniel P. Gonya
VP Business Development



LEGEND

MON	MONUMENT
BC	BOUNDARY CORNER
N.F.	NOT FOUND
N/F	NOW OR FORMERLY
EX.	EXISTING
PROP.	PROPOSED
INV.	INVERT
⊗	HYDRANT
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
□	WATER CATCH BASIN
⊙	WATER SUPPLY WELL
—	OVERHEAD WIRES
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SPOT GRADE
---	TREELINE
⊙	UTILITY POLE
⊙	BITUMINOUS
⊙	CONCRETE

HOR. SCALE IN FEET: 1"=30'

REV.	DATE	DESCRIPTION	MADE (APVD)

McCLURE
ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax (508) 248-4887
Email: dfaist@mcclureengineers.com

PARKING EXPANSION CONCEPT SKETCH
#426 MAIN STREET
STURBRIDGE, MA 01566
PREPARED FOR
PORCHLIGHT INVESTMENTS, LLC
420 MAIN STREET
STURBRIDGE, MA 01566

DRAWN BY:	ARB
DATE:	2/27/2020
CHK BY:	PE
SCALE:	1"=30'
PROJ. NO.	287-2131-L

CONCEPT SKETCH