

PERMANENT SIGN APPLICATION

TABLE OF CONTENTS

1. APPLICATION
2. SITE PLAN AND EXISTING CONDITION PHOTOGRAPH
3. PROPOSED PYLON AND BUILDING SIGNS
4. DESCRIPTION OF PROPOSED PYLON SIGN LIGHTING



For Use by Permitting Coordinator:

Date Received: _____

Determination of Completeness: _____

Additional Information Received: _____

Application Withdrawn: _____

TOWN OF STURBRIDGE
APPLICATION FOR PERMANENT SIGN
REVISED 2/07/11

Site: 365 Main Street
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: Caregiver Patient Connection LLC d/b/a Local Roots

Applicant Name: Michael J Staiti

Address: 910 Boston Post Road East, Suite 310
Marlborough MA 01752

Phone: 508 229 7827 Fax: 508 229 8034

Email: mikestaiti@keystonedev.net

B. Property Owner:

Name: Robert Switzer

Address: 26920 Montego Point Ct #102
Bonita Springs, FL 34134

Phone: 978 771 0782 Fax: _____

Email: bobswitzer@verizon.net

C. Agent Information:

Business Name: N/A
Agent: _____
Address: _____

Phone: _____ Fax: _____
Email: _____

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers: 415-0 lot 2551-365 Book

B. Proposed Sign Information:

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

Applicant seeks permit to install two (2) tenant building signs in accordance with attached plans and specifications. and one (1) pylon sign at the entrance.

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

none

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

Applicant has filed for a Special Permit and Site Plan Review approval with the Planning Board to build and operate an Adult Use Cannabis Dispensary and a second retail user.


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

- 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:

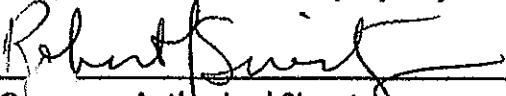


 Applicant or Authorized Signatory

2/23/20

 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.



 Owner or Authorized Signatory
 MANAGING PARTNER, M+R ENTERPRISES, LLC

2/23/2020

 Date

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

Name of Representative: _____

Address of Representative: _____

Phone: _____ Fax: _____

Email: _____

Relationship of representative to owner or applicant: _____



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Planning Board/Zoning Board of Appeals /
Conservation Commission / Design Review

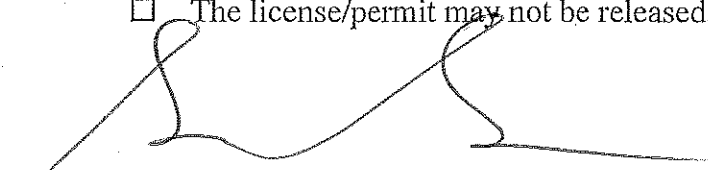
Please verify outstanding tax/fee status for the following property owner:

Property Owner: M & R Enterprises, LLC

Property Location: 365 Main Street

The license/permit may be released.

The license/permit may not be released.



Finance Director

2-16-20
Date

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

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

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