



TOWN OF STURBRIDGE

Planning Board

Permit Application

For Official Use:

Date of Receipt: _____

Received By: _____

File Number: _____

Date of Approval: _____

Completed: _____

Not Completed: _____

Application Type

Special Permit

Site Plan Review

Waiver

Part A General Information

1. NAME OF REGISTERED OWNER STL Group, LLC
Address PO Box 638
City Sturbridge State MA Zip Code 01566
Telephone No. (617) 300-0245
Email Address nbmrealty@gmail.com

2. NAME OF APPLICANT/ AGENT SAME
Address _____
City _____ State _____ Zip Code _____
Telephone No. _____
Email Address _____

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRES TO (check one or more):

Owner

Applicant/Agent

4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):
- Copy of front page of deed Parcel Registry

Part B Details of Application

5. Location of Subject Property

Municipal Address: 2 Brookfield Rd/School St, 602 Main St

Lot(s): _____ Plan: _____

Assessment Lot Number(s): 173-02327-002, 415-02328-602

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes No

7. Existing use of Property: Restaurant

8. Date of construction of all existing and proposed buildings and structures on the subject property:

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	1850	Existing
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	1853, 1966	
Type of storm drainage (i.e. sewers, ditches, swales or other means)	1853, 1966	Existing

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	2573	4109	5454	10062	Restaurant	12 Artist Stu.
Institutional						
Residential						
Total						

Part C

Project Narrative *Must be completed by applicant or agent*

Describe the proposed project in terms of use, design elements and construction timeframe.

See attachments*

12 month construction timeline

12 artist studios, existing structure consists of 6 artist studio and an addition will be constructed on the rear of the building for the remaining 6

Classic colonial style, white-double four siding, white posts & rail,

with grey decking, white windows (6 over 1 grids)

Explain how the design and layout of the development or use constitutes suitable development without detriment to the neighborhood or to the environment.

The design elements fit the colonial aesthetic of Sturbridge, while

also taking a flooded vacant property, and renovating the

property to its max potential. With long term effects of Covid 19,

and new technology to push the work/home future, this project

will help Sturbridge adapt to the coming a standard.

Describe any special processes, mitigation measures or unique circumstances which may have a bearing on project approval

None.

10. Please list any technical studies or background material being submitted to support the application.

2 School Street/602 Main Street Project Outline

2 School Street/602 Main Street Architecturals

2 School Street/602 Main Street Schematic Parking Plan

11. Please indicate (√) if the applicant or owner has submitted any of the following applications for all or part of the subject property and complete the following chart:

Other Applications	Required		Submitted		File Number	Status of Application
	Yes	No	Yes	No		
Conservation Commission (Notice of Intent or Request for Determination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Board of Health (Septic, food, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Zoning Board of Appeals (Special Permit, Variance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Other:

SITE PLAN CHECK LIST

1. Existing Site Plan – note any non-conformance

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Locus	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> North arrow	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Survey	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Existing Structures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Existing roads and curbs	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Contours and elevations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Abutters within 300 feet	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Zone and dimensional requirements	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Setbacks	_____

Additional comments

Utilizing existing parking lot setbacks on 602 Main Street lot, 2 School Street entrance.

2. Proposed – meets zoning unless noted

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Lot dimensions	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Proposed buildings	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Percent building & impervious areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sidewalks and buffer areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Streets, driveways and access	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Circulation patterns	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Parking spaces and calculations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Allowed use reference	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Loading areas	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Building mean height	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dumpsters & screening	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Outdoor storage areas	_____

Additional comments

3. Grading

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Buffer zones and distances	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Wetlands and vernal pools	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Riparian features	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Flood zones	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ground water elevations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant species type and habitat	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Detention and Retention Basins	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Grading plan	_____

Additional comments

All existing.

4. Utilities

YES	NO – must give reason below	For Planning Board use
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water lines and connections	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Hydrants and sprinklers	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sewer lines and connections	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Electric and wire lines	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage structures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oil and propane tanks	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Snow storage area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Public and private wells	_____

Additional comments

The existing infrastructure will be used for the project.

5. Landscaping, Lighting and Signs

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Landscaping and calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Lighting location, size, type, direction	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Open space as percent of lot	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sign location size and detail	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Geologic features	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Dust and noise control measures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing permanent and temporary	_____

Additional comments

All existing.

6. Detail Sheets

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Tree planting	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Shrub planting	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Light poles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Catch basins	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Man holes	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Traps	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trenching	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Road profiles	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Curbing and Burms	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Signs and support	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer fixtures	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Headwalls	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Facades	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> External materials & colors	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fenestration	_____

Additional comments

Utilizing all existing.

7. Calculations and Studies unless waived

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Lot coverage	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> ITE trip generation calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Planting calculations and schedule	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Traffic impacts	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Drainage calculations	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water and sewer demands	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrant pressure tests	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water and aquifer studies	_____
<input type="checkbox"/>	<input type="checkbox"/> Other	_____

Additional comments

All existing

8. Permits applied for / received from other boards, agencies or commissions

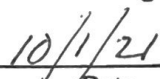
Board/Agency	Action or Conditions
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Planning Board review this application for Site Plan approval, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Site Plan Review Regulations of the Planning Board of the Town of Sturbridge.



Signature of Applicant



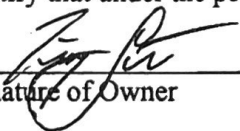
Date

AUTHORIZATION (Must be signed by owner)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.



Signature of Owner



Date

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

Name of Representative: _____

Address of Representative: _____

Telephone No.: _____

Relationship of representative to owner or applicant: _____

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

Incomplete applications will be automatically rejected and returned to the applicant.

Applications should be submitted to:

Town of Sturbridge Planning Department
Center Office Building
301 Main Street
Sturbridge, MA, 01566
508-347-2508

Applicants are *strongly* encouraged to schedule a submittal meeting with the Town Planner.