



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 Dragonfly Ibis Sturbridge LLC
 Address 48 E. Flagler Street PH 105
 City Miami State FL Zip Code 33131
 Telephone No. 954-654-0632
 Email Address john@tciicapital.com

2. NAME OF APPLICANT/ AGENT John Strzalka
 Address 48 E. Flagler Street PH 105
 City Miami State FL Zip Code 33131
 Telephone No. 954-654-0632
 Email Address john@tciicapital.com

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: 178 Main Street Sturbridge, MA 01566

Lot(s): _____ Plan: _____

Assessment Lot Number(s): 415-03417-OU1

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: Commercial Retail Center
- _____

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) | <i>Municipal</i> | No Change |
| Type of sewage disposal (i.e. municipal sewage disposal or private septic system) | <i>Municipal</i> | No Change |
| Type of storm drainage (i.e. sewers, ditches, swales or other means) | <i>On-site Retention Pond</i> | No Change |

9. Project Details - *not applicable*

| | Total Gross Floor Area | | Total Gross Leasable Area | | Number of Units | |
|---------------|------------------------|----------|---------------------------|----------|-----------------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Industrial | | | | | | |
| Office | | | | | | |
| Commercial | | | | | | |
| 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.

As part of the redevelopment of the former JC Penney space (per special permit PLN-21-0040) part of the space will be leased to Planet Fitness. Temporary space within the premises is unavailable, so applicant is requesting a "pre-sale" trailer located in the parking lot in front of the former JCP. Please see attached location. Additionally, applicant is requesting temporary 12 square-foot banner signage on the trailer and smaller "a" or "h" framed signage. Please see attached renderings that will be scaled to approved sizes. Duration of signage/trailer use is approximately 60 days.

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

This area of Main Street is commercial in character and will not cause any detriment to the surrounding area.

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

Applicant is offering the former JC Penney catalog pickup area to the state for Covid booster measures, so temporary space for tenant use is not available.

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

Existing survey, proposed trailer location, signage.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> Locus | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> North arrow | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> Survey | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing Structures | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing roads and curbs | _____ |
| <input checked="" type="checkbox"/> | <input 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

See existing survey

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> Allowed use reference | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Loading areas | _____ |
| <input type="checkbox"/> | <input checked="" 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

See existing survey

3. Grading

| YES | NO – must give reason below | For Planning Board use |
|-------------------------------------|--|------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Buffer zones and distances | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Wetlands and vernal pools | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Riparian features | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Flood zones | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Ground water elevations | _____ |
| <input checked="" type="checkbox"/> | <input 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

No change to 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> Oil and propane tanks | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Snow storage area | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Public and private wells | _____ |

Additional comments

No change to existing

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 checked="" type="checkbox"/> | <input type="checkbox"/> Fencing permanent and temporary | _____ |

Additional comments

See attached temporary signage

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

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 type="checkbox"/> Water and aquifer studies | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> Other | _____ |

Additional comments

Not applicable

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

| Board/Agency | Action or Conditions |
|--------------|---|
| Sturbridge | PLN-21-0040 - Special Permit Approval Parking |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

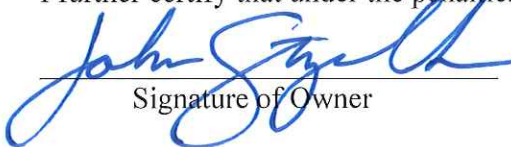
9/22/2021
Date

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

9/22/2021
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.

Exhibit A - Survey