

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 Kevin MacConnell mgr, Blackington LLC

Address PO Box 60; 530 Main Street

City Sturbridge State MA Zip Code 01566

Telephone No. 774 230 5888

Email Address k.macconnell@hotmail.com

2. NAME OF APPLICANT/ AGENT Kevin Rothschild-Shea, Architecture EL

Address 264 N. Main Street, Suite 2

City East Longmeadow State MA Zip Code 01028

Telephone No. 413 525 9700

Email Address kevin@archlifeinc.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: 572 Main Street, Sturbridge MA 01518

Lot(s): 572 Plan: PID: 2108

Assessment Lot Number(s): 415-02328-572

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: Retail

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)	Municipal	Municipal
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Municipal	Municipal
Type of storm drainage (i.e. sewers, ditches, swales or other means)		

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial	-	-			-	-
Office	-	-			-	-
Commercial	8,618 sq ft	4,309 sq ft			5	3
Institutional	-	-			-	-
Residential	-	4,309 sq ft			0	5
Total	8,618 sq ft	8,618 sq ft			5	8

Part C

Project Narrative *Must be completed by applicant or agent*

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

Design renovations to the second floor of the Blackington Building, 572 Main St, Sturbridge MA converting retail space into one and two bedroom apartments with no changes to the site.

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

According to the 2018 Sturbridge Zoning By Laws Chapter 8 Use Regulations - Commercial Tourist District (CT), the Blackington Building is permitted to have "dwelling units located within a structure which is primarily used for a permitted use in this district and secondarily used as a residence." Since the proposed residential area occupies 39% of the total building area, the proposed dwelling units act as a secondary use to the existing retail space.

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

Since this is an existing building without an elevator, it is unfeasible for the owner to have retail spaces on the second floor. As a result, the five proposed residential units comply with state accessibility requirements and are a positive use/fit for the Blacking Building in the Commerical Tourist District.

10. Please list any technical studies or background material being submitted to support the application.
With this site plan application waiver we are submitting a zoning summary review that includes parking information required for the proposed residential units. We are also submitting existing photos and a site survey.
-
-

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)		✓				
DPW (Curb Cut Permit)		✓				
DPW (Street entrance, water or sewer tie in)		✓				
Board of Health (Septic, food, other)		✓				
Zoning Board of Appeals (Special Permit, Variance)		✓				
Board of Selectmen (Liquor License)		✓				
Other (please list below)	✓		✓		Docket Number: V 14 007	Hearing has been scheduled for 10/07/2019

Other:

Architectural Access Board (AAB) for a Variance Extension

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 type="checkbox"/> Locus	_____
<input type="checkbox"/>	<input type="checkbox"/> North arrow	_____
<input type="checkbox"/>	<input type="checkbox"/> Survey	_____
<input type="checkbox"/>	<input type="checkbox"/> Existing Structures	_____
<input type="checkbox"/>	<input type="checkbox"/> Existing roads and curbs	_____
<input type="checkbox"/>	<input type="checkbox"/> Contours and elevations	_____
<input type="checkbox"/>	<input type="checkbox"/> Abutters within 300 feet	_____
<input type="checkbox"/>	<input type="checkbox"/> Zone and dimensional requirements	_____
<input type="checkbox"/>	<input type="checkbox"/> Setbacks	_____

Additional comments

2. Proposed – meets zoning unless noted

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input type="checkbox"/> Lot dimensions	_____
<input type="checkbox"/>	<input type="checkbox"/> Proposed buildings	_____
<input type="checkbox"/>	<input type="checkbox"/> Percent building & impervious areas	_____
<input type="checkbox"/>	<input type="checkbox"/> Sidewalks and buffer areas	_____
<input type="checkbox"/>	<input type="checkbox"/> Streets, driveways and access	_____
<input type="checkbox"/>	<input type="checkbox"/> Circulation patterns	_____
<input type="checkbox"/>	<input type="checkbox"/> Parking spaces and calculations	_____
<input type="checkbox"/>	<input type="checkbox"/> Allowed use reference	_____
<input type="checkbox"/>	<input type="checkbox"/> Loading areas	_____
<input type="checkbox"/>	<input type="checkbox"/> Building mean height	_____
<input type="checkbox"/>	<input type="checkbox"/> Dumpsters & screening	_____
<input 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 type="checkbox"/> Buffer zones and distances	_____
<input type="checkbox"/>	<input type="checkbox"/> Wetlands and vernal pools	_____
<input type="checkbox"/>	<input type="checkbox"/> Riparian features	_____
<input type="checkbox"/>	<input type="checkbox"/> Flood zones	_____
<input type="checkbox"/>	<input type="checkbox"/> Ground water elevations	_____
<input type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input type="checkbox"/> Significant species type and habitat	_____
<input type="checkbox"/>	<input type="checkbox"/> Detention and Retention Basins	_____
<input type="checkbox"/>	<input type="checkbox"/> Grading plan	_____

Additional comments

4. Utilities

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

Additional comments

5. Landscaping, Lighting and Signs

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

Additional comments

6. Detail Sheets

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input type="checkbox"/> Tree planting	_____
<input type="checkbox"/>	<input type="checkbox"/> Shrub planting	_____
<input type="checkbox"/>	<input type="checkbox"/> Light poles	_____
<input type="checkbox"/>	<input type="checkbox"/> Hydrants	_____
<input type="checkbox"/>	<input type="checkbox"/> Catch basins	_____
<input type="checkbox"/>	<input type="checkbox"/> Man holes	_____
<input type="checkbox"/>	<input type="checkbox"/> Traps	_____
<input type="checkbox"/>	<input type="checkbox"/> Trenching	_____
<input type="checkbox"/>	<input type="checkbox"/> Road profiles	_____
<input type="checkbox"/>	<input type="checkbox"/> Curbing and Burms	_____
<input type="checkbox"/>	<input type="checkbox"/> Signs and support	_____
<input type="checkbox"/>	<input type="checkbox"/> Sewer fixtures	_____
<input type="checkbox"/>	<input type="checkbox"/> Water lines	_____
<input type="checkbox"/>	<input type="checkbox"/> Fencing	_____
<input type="checkbox"/>	<input type="checkbox"/> Headwalls	_____
<input type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input type="checkbox"/>	<input type="checkbox"/> Facades	_____
<input type="checkbox"/>	<input type="checkbox"/> External materials & colors	_____
<input type="checkbox"/>	<input 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 type="checkbox"/> Lot coverage	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> ITE trip generation calculations	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Planting calculations and schedule	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Traffic impacts	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Drainage calculations	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Water and sewer demands	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Hydrant pressure tests	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Water and aquifer studies	<hr/>
<input type="checkbox"/>	<input type="checkbox"/> Other	<hr/>

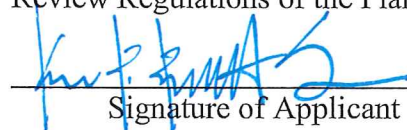
Additional comments

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

Board/Agency	Action or Conditions
AAB	Variance Extension Hearing October 07 2019
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

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

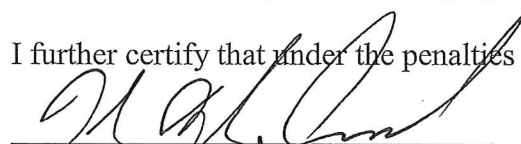
Sept 24, 2019
Date

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
D.B.A. Blackinton LLC

Sept 24, 2019
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.



Town of Sturbridge

TOWN HALL - 308 MAIN STREET
STURBRIDGE, MA 01566-1078

To the Applicant: _____

The Planning Department requests verification of outstanding taxes or fees for the following property/owner. The applicant shall submit this certificate with all ANR, Special Permit, Subdivision or Site Plan applications under Chapter Eight of the General Bylaws and under the Rules and Regulations of the Planning Board

Property Owner Blackington LLC

Property Location 572 MAIN ST

CERTIFICATE OF TOWN COLLECTOR

Please be advised that all taxes and/or fees:



have been paid "up to date" and the license/permit may be released.



released. have not been paid "up to date" and the license/permit may not be

Barbara A. Wang

Treasurer/Collector

Date

Parking Calculations and Zoning Review
 Re: Blackington Building, 572 Main St Sturbridge

September 24, 2019

Zone (CT): Commercial Tourist District

Allowable Uses: Chapter 8 Use Regulations – Commercial Tourist District (CT)

8.01 Permitted Uses

(b) Dwelling units located within a structure which is primarily used for a permitted use in this district and secondarily used as a residence.

Required Parking Spaces: Chapter 21 Off Street Parking, Loading and Drive Thru Standards

21.02 Motor Vehicle Parking | General

(B) Parking lots shall be provided on the same lot or on another lot located in a zone in which the parking area is permitted within a radius of not more than three hundred feet from the lot to which it is appurtenant and in accordance with the Shared Parking Requirements in Section 21.10.

21.11 Parking Spaces Required

(B) Parking Calculations

Use Categories	Minimum Required	Total Calculations
Dwelling Unit	Min. (2) parking spaces required for each unit	5 units = 10 parking spaces req
Retail	Min. (1) parking space required per 200 sq. ft. of gross floor area + employees (1 per business)	1,551 sf = 8 parking spaces req. + 2 parking spaces @ 1 per business
Health clubs, gyms and fitness centers	1 per 4 occupants based upon the max allowable occupancy = 2400 sf/50 gross = 48 occ	48 max occ = 12 parking spaces req. [designated]

Total of 34 parking spaces req; 48 spaces provided (field verification req'd)

Existing Project Info:

Lot size: 10,890 sq. ft.

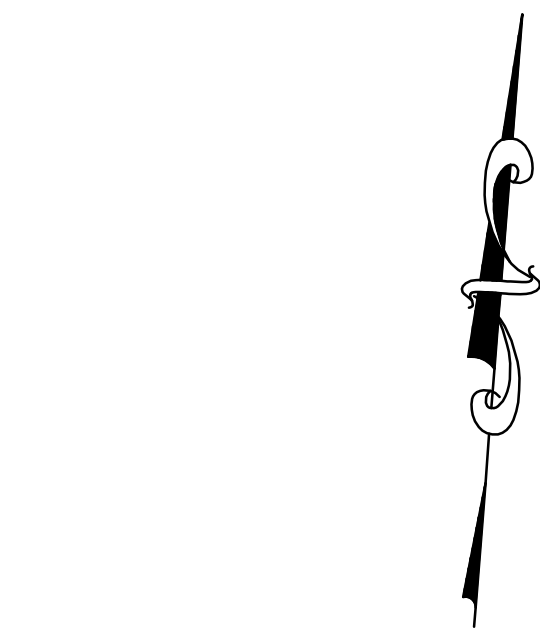
Provided Off-Street Parking Spaces: 48 Spaces (within 300 ft from lot)

Building Areas	Gross Sq. Ft.	% of total bldg. area
1 st Floor – Permitted Use Area (main bldg.)	3,776 sf	42%
1 st Floor – Permitted Use Area (small bldg.)	416 sf	4%
1 st Floor – Common Area	533 sf	6%
2 nd Floor – Residential Area (secondary use)	3,533 sf	39%
2 nd Floor – Common Area	776 sf	9%
Total Building Area	9,034 sf	

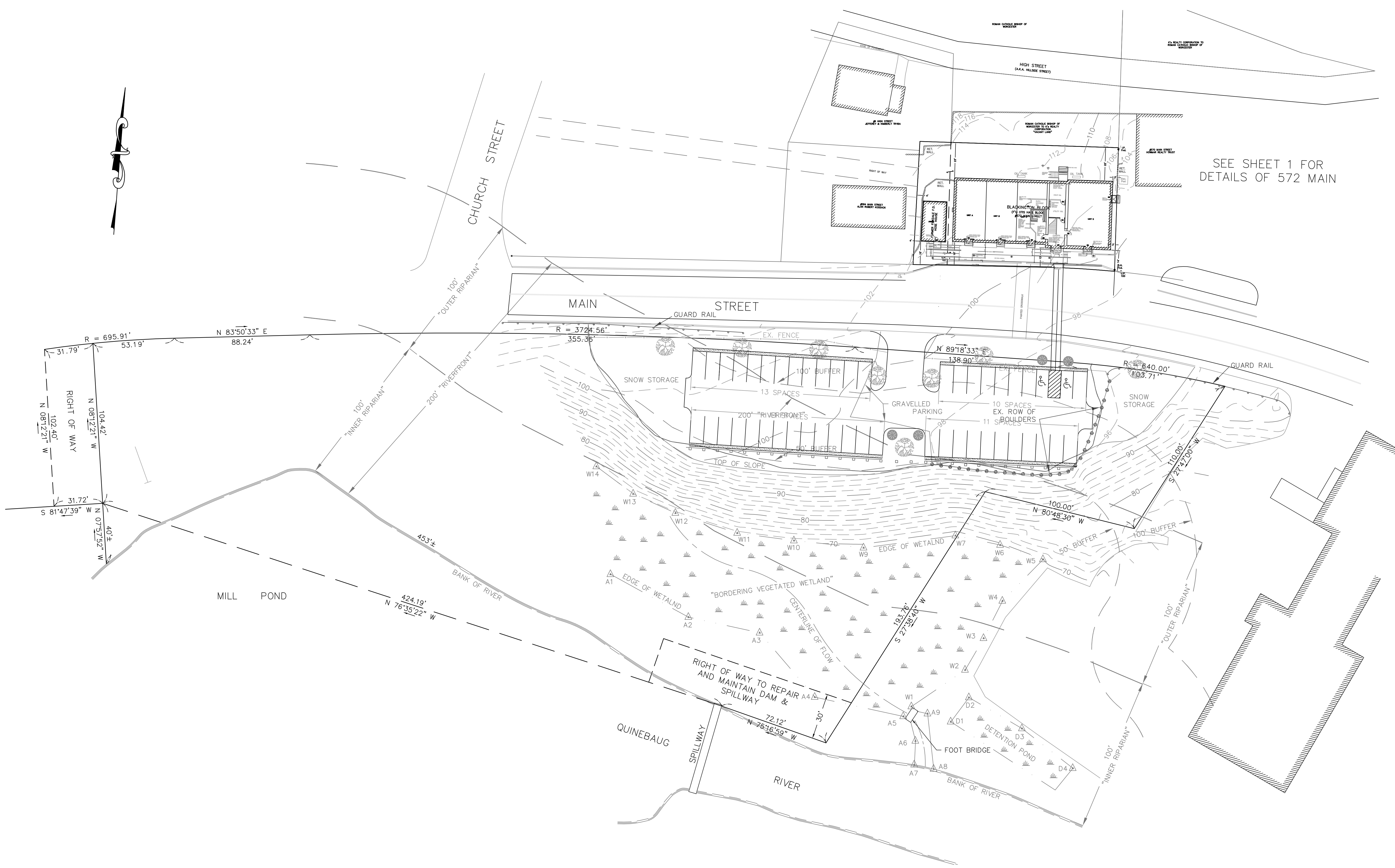




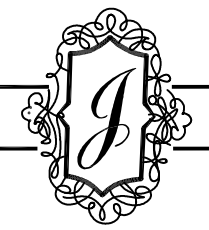




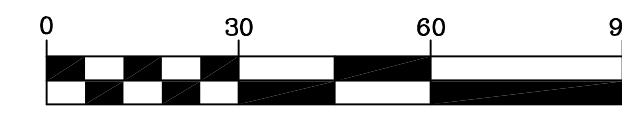
SEE SHEET 1 FOR
DETAILS OF 572 MAIN



ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
12/03/13	SMB						
	LSJ						
	LSJ						
	MLJ						


JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

EXISTING SITE PLAN
 BLACKINGTON LLC
 595 MAIN STREET
 STURBRIDGE, MA

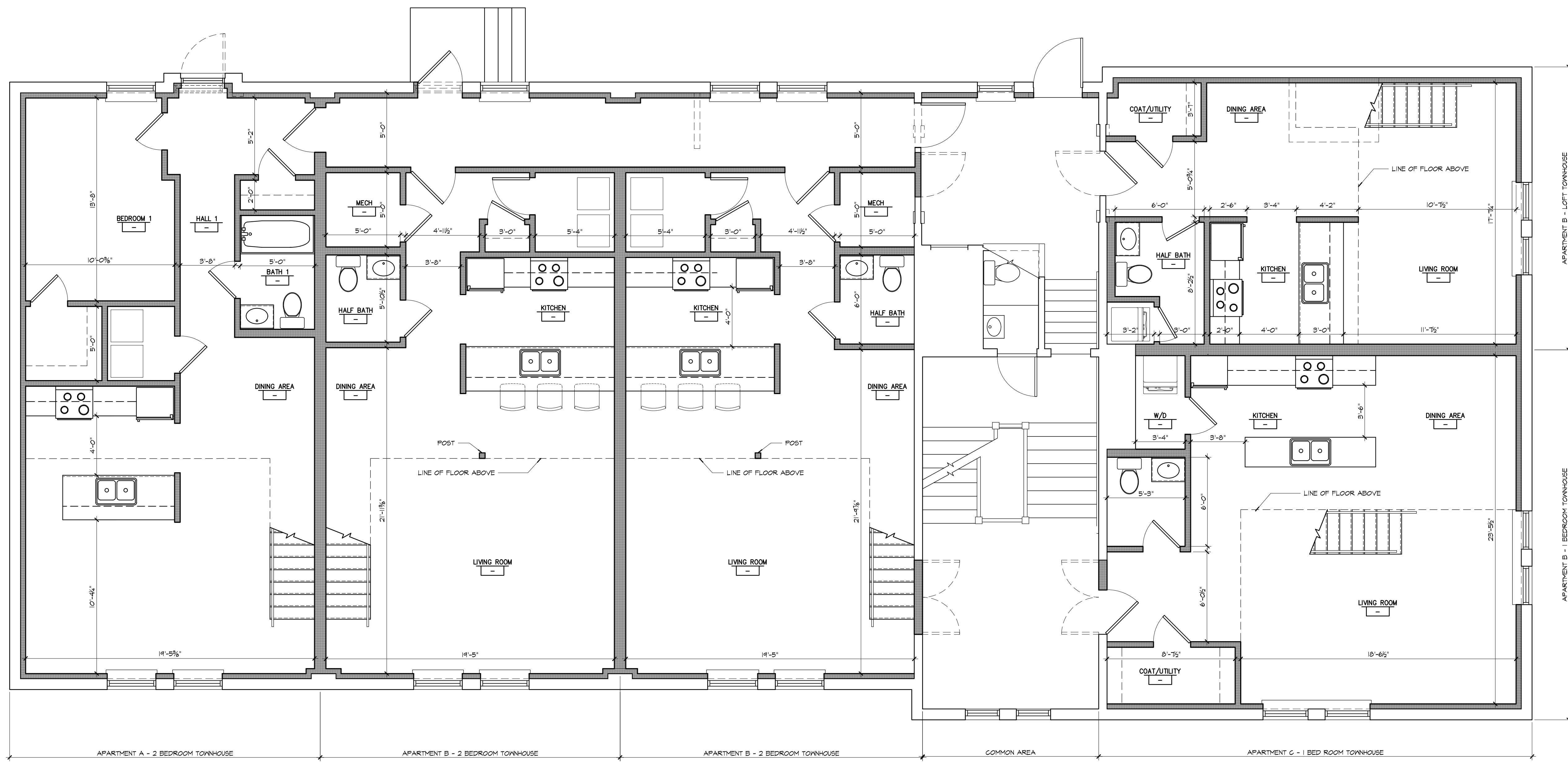

 (IN FEET)
 1 inch = 30 ft.

PLAN DATE: 12/03/13
DWG NUMBER 13246
SHEET 2 OF

CONSULTANTS

**2019 BLACKINGTON
RESIDENTIAL APARTMENTS
572 MAIN STREET
STURBRIDGE, MA**

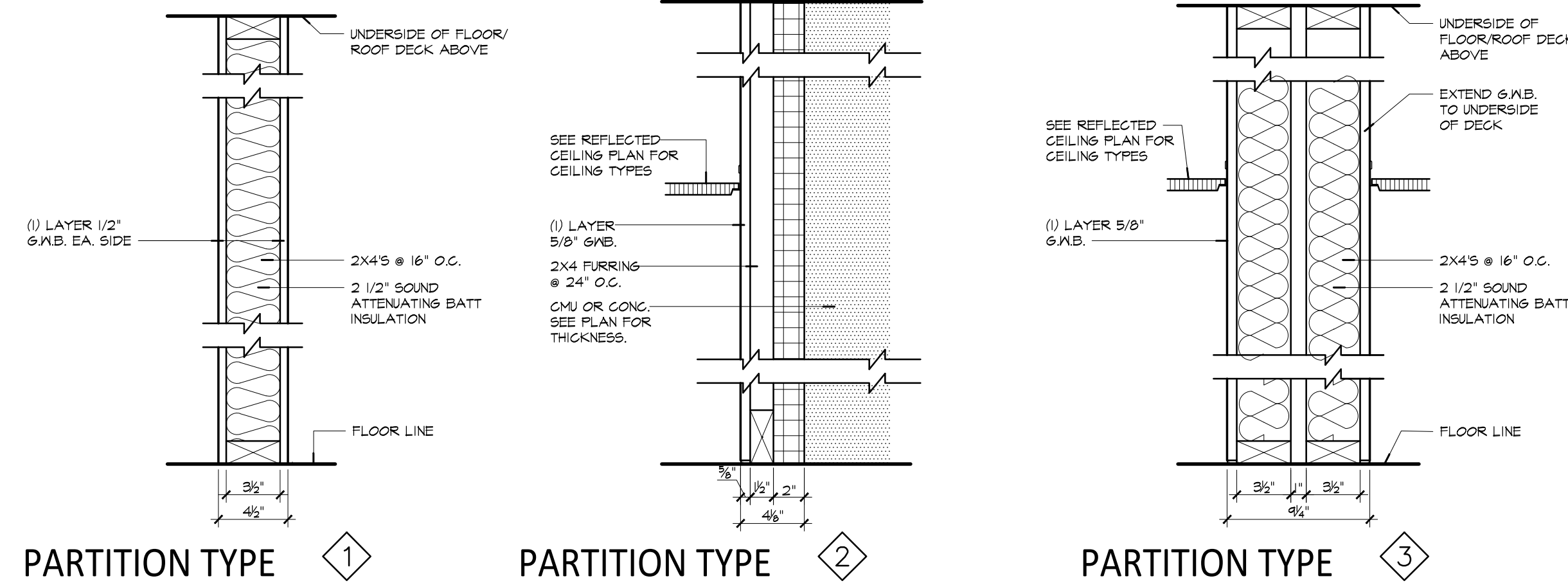
PROJECT NAME:



1 SECOND FLOOR PLAN
A.1.1 SCALE: 1/4"=1'-0"

GENERAL NOTES

- CODE COMPLIANCE: THE GENERAL CONTRACTOR IS TO COMPLY WITH ALL RELEVANT BUILDING CODES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STATE BUILDING CODE.
- PERMIT AND FEES: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL REQUIRED PERMITS AND FEES.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES THE SCOPE OF WORK, THE DRAWINGS, AND THE EXISTING CONDITIONS, PRIOR TO COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. FAILURE TO DO SO SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO THIS SCOPE.
- GRAPHIC DRAWING CONVENTIONS:
 - EXISTING TO REMAIN
 - NEW WALL CONSTRUCTION
 - EXISTING CONSTRUCTION TO BE REMOVED*
 - EXISTING/NEW OVER-HEAD SOFFIT OR CASSED OPENING
- *COORDINATE ALL DEMOLITION WITH OTHER DASHED LINES ON THE DRAWINGS REPRESENTING ITEMS OVER-HEAD, BEYOND AND OTHERWISE NOTED; IF SCOPE IS UNCLEAR, CONTACT ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR IS TO INVESTIGATE ALL EXISTING LOAD BEARING CONDITIONS AT ALL WALLS TO BE DEMO'D PRIOR TO WORK. INVESTIGATE ANY AND ALL LOAD BEARING CONDITIONS WITHIN AT THE TENANT SPACE DEMISING WALL(S). COORDINATE ANY ALL NEW OPENINGS IN EXIST. STRUCTURE IN WALLS, COLUMNS, ETC. NOTIFY ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF ANY EXIST. LOAD BEARING CONDITIONS INTERFERE WITH THE DESIGN OPENINGS AND TENANT LAYOUT.
- PATCH/SEAL ANY/ALL EXISTING HOLES/ PENETRATIONS + NEW HOLES DUE TO DEMOLITION AT EXIS. PENETRATIONS IN EXIS. WALLS. PROVIDE WATER-TIGHT SEAL AT ALL WORK TO EXTERIOR WALLS.
- CUT AND PATCH ALL WALLS, CEILINGS + SOFFITS AS REQUIRED TO RECEIVE NEW ELECTRICAL + MECHANICAL WORK. ALL EXPOSED WORK TO BE APPROVED BY OWNER PRIOR TO INSTALLATION, AND INSTALLED IN COMPLIANCE WITH LOCAL/STATE CODES.
- PATCH EXPOSED WALL AND FLOOR SURFACES ADJACENT TO DEMO'D WALLS. MATCH EXIS. WALL/ FLOOR CONSTRUCTION AND FINISH WORK.
- FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS IN RECESSED CABINETS PER PLAN KEY NOTES, COMPLY WITH CURRENT CODE REQUIREMENTS FOR SIZE, NUMBER, LOCATION, + MOUNTING HEIGHT REQ'D.
- PROVIDE LOOSE ANGLE LINTELS (UP TO 4'-6" SPAN + L. 3-1/2" X 3-1/2" X 5/16") OVER NEW OPENINGS IN MASONRY WALLS. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. ALL EXPOSED LINTELS TO BE HOT DIPPED GALVANIZED. - PROVIDE #1 MINIMUM BEARING ON SUPPORTING MASONRY.



PARTITION TYPE 1 **PARTITION TYPE 2** **PARTITION TYPE 3**

DRAWING REVISION LOG	

CAD FILE: BLK-A1.X PLANS.DWG

CONTRACT DATE:	PROFESSIONAL SEAL
PLOT DATE: 9/23/2019	
PROJECT NO.:	
DRAWN BY: Workstation	

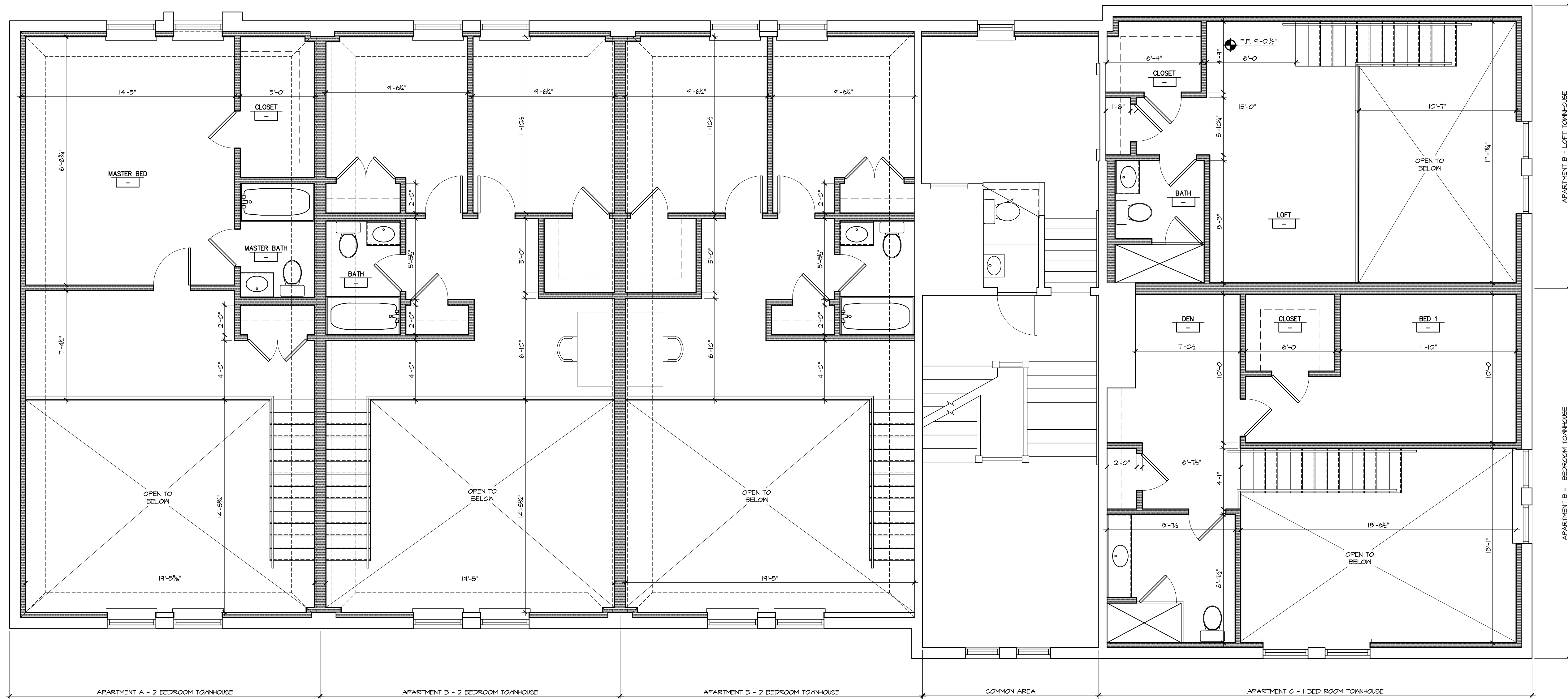
DRAWING NAME
**PROPOSED
2ND FLOOR PLAN**

DRAWING NUMBER
A1.1

CONSULTANTS

**2019 BLACKINGTON
RESIDENTIAL APARTMENTS
572 MAIN STREET
STURBRIDGE, MA**

PROJECT NAME:



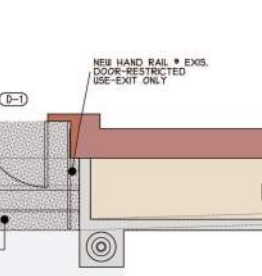
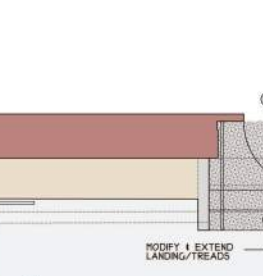
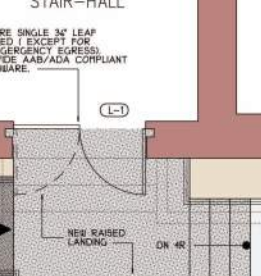
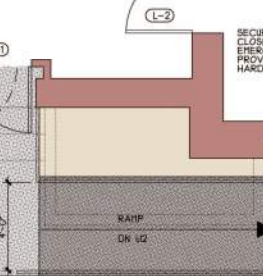
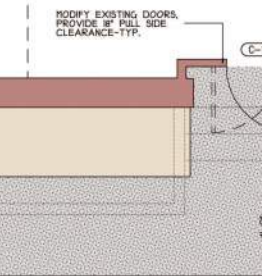
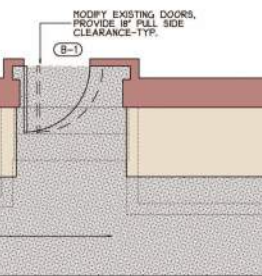
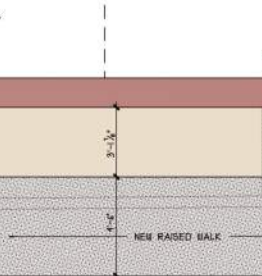
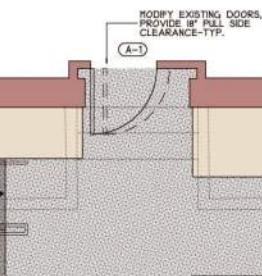
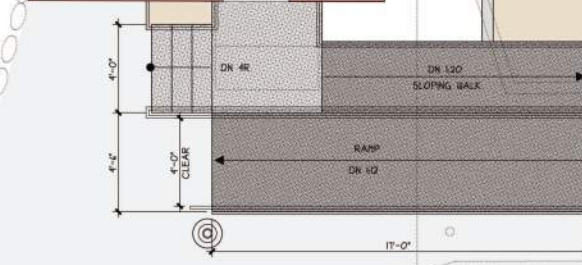
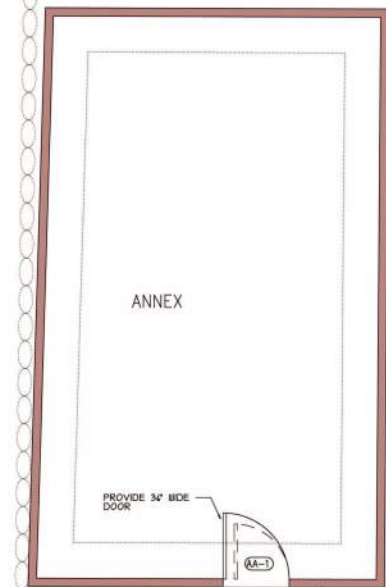
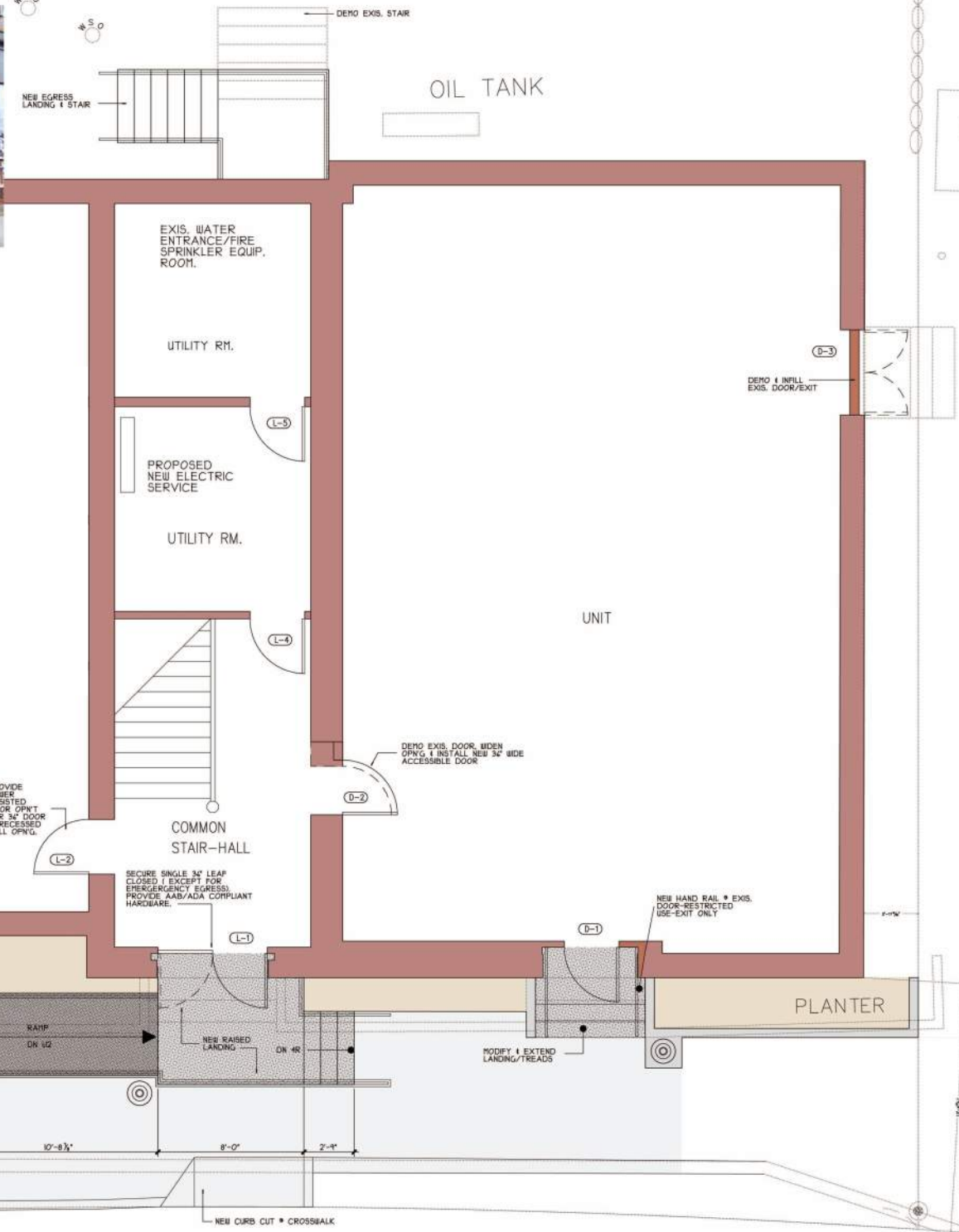
1 UPPER FLOOR PLAN
A1.2 SCALE: 1/4"=1'-0"

6:21 PM Monday, September 23, 2019, P:\COMMERCIAL\2019-35 BLACKINGTON, 2019 AND PREVIOUS CONSTRUCTION\AUTOCAD\BLK-A1.X PLANS.DWG
COPYRIGHT 9/23/2019. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE ENVIRONMENT LIFE, INC. UNAUTHORIZED REPRODUCTION IS PUNISHABLE BY CIVIL & CRIMINAL PENALTIES UNDER FEDERAL LAW.

DRAWING REVISION LOG	
CAD FILE: BLK-A1.X PLANS.DWG	
CONTRACT DATE:	PROFESSIONAL SEAL
PLOT DATE: 9/23/2019	
PROJECT NO:	
DRAWN BY: Workstation	

DRAWING NAME
**PROPOSED
UPPER FLOOR PLAN**

DRAWING NUMBER
A1.2



A ENTRY ACCESSIBILITY
S1.1 SCALE: 1/4" = 1'-0"

ArchitectureEL
EnvironmentLife, Inc.

264 North Main Street, Suite 7
East Longmeadow, MA 01028
ph. 413-525-9700 fax. 413-525-9710

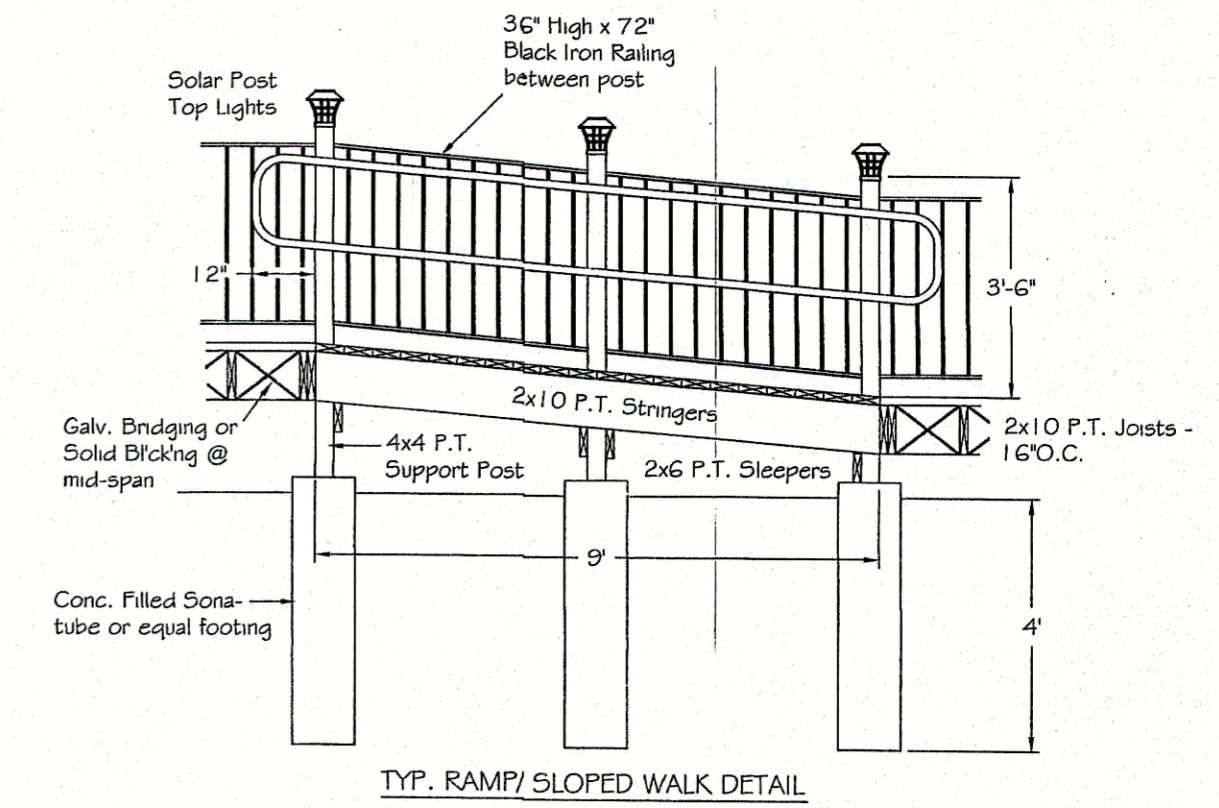
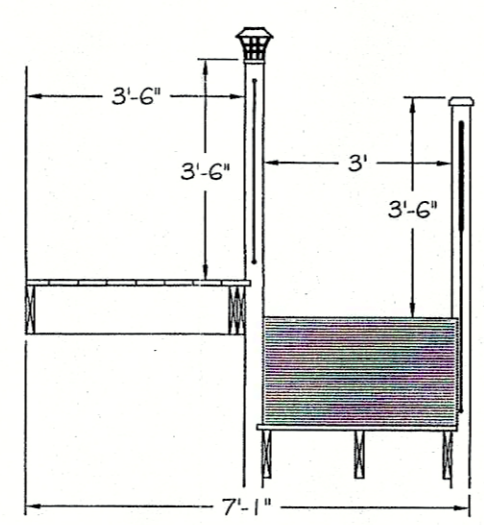
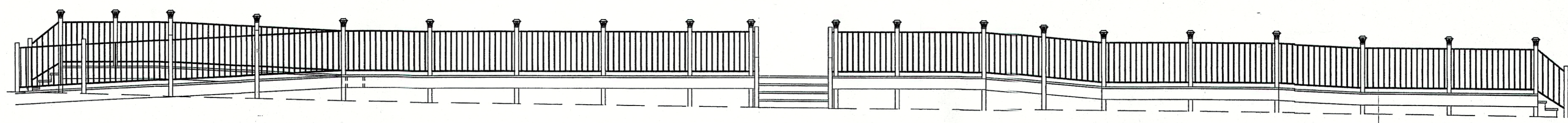
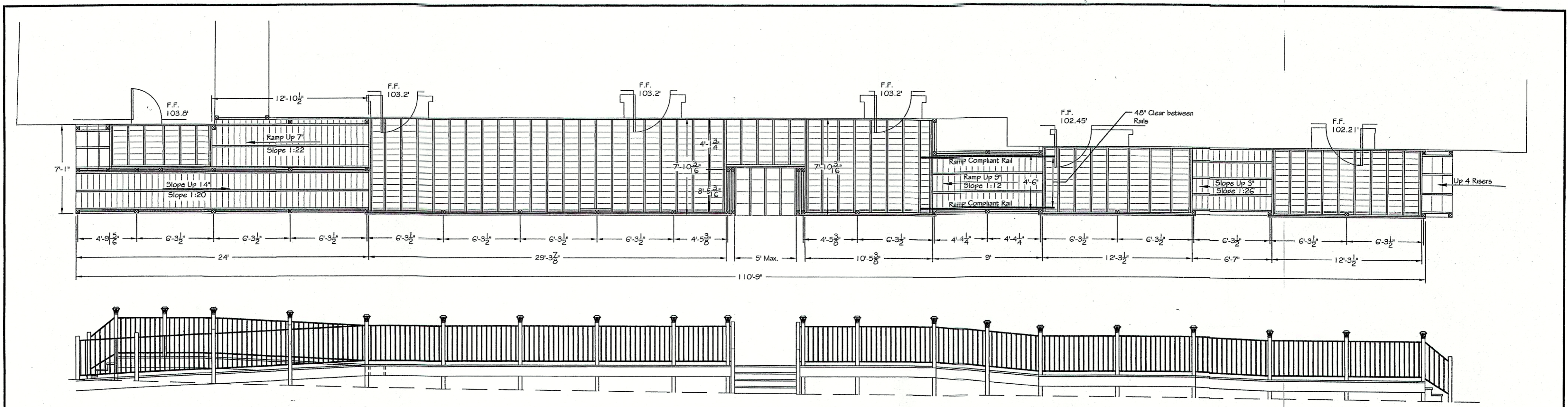
BLACKINGTON BUILDING
ACCESSIBILITY PLAN
572 MAIN STREET
STURBRIDGE, MA 01518

CONSULTANTS

DRAWING REVISION LOG	
CONTRACT DATE:	PROFESSIONAL SEAL
PLOT DATE: 12/24/2013	
PROJECT NO: 2012-24	
CAD FILE: B6-All site plan	
DRAWN BY: AEL	

DRAWING NAME	ENTRY ACCESSIBILITY SITE PLAN
DRAWING NUMBER	

L1.1



ORIGINAL		REVISIONS					
DATE	BY	REV. DATE	DESCRIPTION	MADE	CHK'D	APV'D	
12/03/13	SMB						
	LSJ						
	LSJ						
	MLJ						



JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

BUILDING ELEVATION
 BLACKINGTON LLC
 572 MAIN STREET
 STURBRIDGE, MA

PLAN DATE:
02/01/17

DWG NUMBER
17009

SHEET 3 OF