



TOWN OF STURBRIDGE

Planning Board

Permit Application

For Official Use:

Date of Receipt: 2/18/2020

Received By: ymb

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 Old Sturbridge Village
Address 1 Old Sturbridge Village Road
City Sturbridge State MA Zip Code 01566
Telephone No. 508.347.0314
Email Address bking@osv.org

2. NAME OF APPLICANT/ AGENT Stephen Fleshman
Address 99 Apple Road
City Brimfield State MA Zip Code 01010
Telephone No. 508.347.7188
Email Address fleshman@sf-arch.com

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

Owner

Applicant/Agent



TOWN OF STURBRIDGE
PLANNING BOARD 1

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: One Old Sturbridge Village Road

Lot(s): _____ Plan: _____

Assessment Lot Number(s): 491-02455-001

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: Living Museum

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)		
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)		
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	0	630		NA	0	1
Office						
Commercial						
Institutional						
Residential						
Total		630		NA	0	1

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 attached project narrative.

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

N/A

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

N/A

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

N/A

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Curb Cut Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
DPW (Street entrance, water or sewer tie in)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Health (Septic, food, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Zoning Board of Appeals (Special Permit, Variance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Board of Selectmen (Liquor License)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other (please list below)	<input type="checkbox"/>	<input checked="" 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 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

This is a new structure to be located within the existing village

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

This is a new structure to be located within the existing village.

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

This is a new structure to be located within the existing village.

4. Utilities

YES	NO – must give reason below	For Planning Board use
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hydrants and sprinklers	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer lines and connections	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Electric and wire lines	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Drainage structures	_____
<input type="checkbox"/>	<input checked="" 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

This is a new structure to be located within the existing village.

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

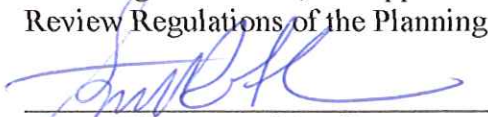
This is a new structure to be located within the existing village.

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 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 Burns	_____
<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	_____

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

02.17.2020

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

2/18/2020

Date

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

Name of Representative: Stephen Fleshman

Address of Representative: 99 Apple Road Brimfield, MA

Telephone No.: 508.347.7188

Relationship of representative to owner or applicant: Architect

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.

2/7/20



Old Sturbridge Village
Department of Museum Operations
Administrative

Cabinet Shop Project

Cabinet Shop Program

The Cabinet Shop project originated with the museum's desire to interpret New England woodworking activity during the early 19th century. The basis for its design is a result of extensive research performed by curatorial staff at Old Sturbridge Village. The building arrangement will be conducive to presenting woodworking activities of the period and will be presented to the visiting public using costumed interpreters, traditional tools, and techniques. The interior layout will be arranged so the museum interpreters can interact with visitors while demonstrating their craft, accommodating three interpreters simultaneously while hosting a group of ten visitors or more. Storage space for wood and finished products will be available within the structure. Permanent benches will be in place with a reproduction treadle lathe utilized along with other more portable period equipment. The building will be temperature controlled for interpreters and visitors during the colder seasons.

Building Construction

The building is to be built adjacent to the Center Meetinghouse graveyard on the Old Sturbridge Village Common. Its placement and design will conform to all regulatory requirements. The size of the building will be a little over 600 square feet and will be facing the Common. The foundation will be a poured concrete with a period stone foundation visible above grade. There will be a crawl space under the floor with three internal piers on spread footings to support the floor. The crawl space will be accessed from an outside bulkhead. Ingress and egress to the main floor will be accommodated with the use of three doors. One of the entries will meet ADA code through the use of an earthen ramp. Attic storage will be accessible through an external door.

Framing of the building will be of a hybrid designed with all framing members not seen by the public to be constructed of contemporary stamped lumber with the first floor, that seen by the public, of a timber frame construction validated by a professional engineer. Energy conservation is critical in the design with rigid insulation placed under the floor and on the walls with fiberglass insulation placed in the attic rafters. Traditionally detailed windows will receive an outside storm window panel during winter months. The exterior will be painted clapboards with the roof clad in wooden shingles.

Mechanicals

The mechanicals will include an electric hot air furnace mounted in the attic. A water line and spigot will be installed to support craftsperson and housekeeping activities. Electricity will be provided for the operation of the heating system and exhibit lighting.

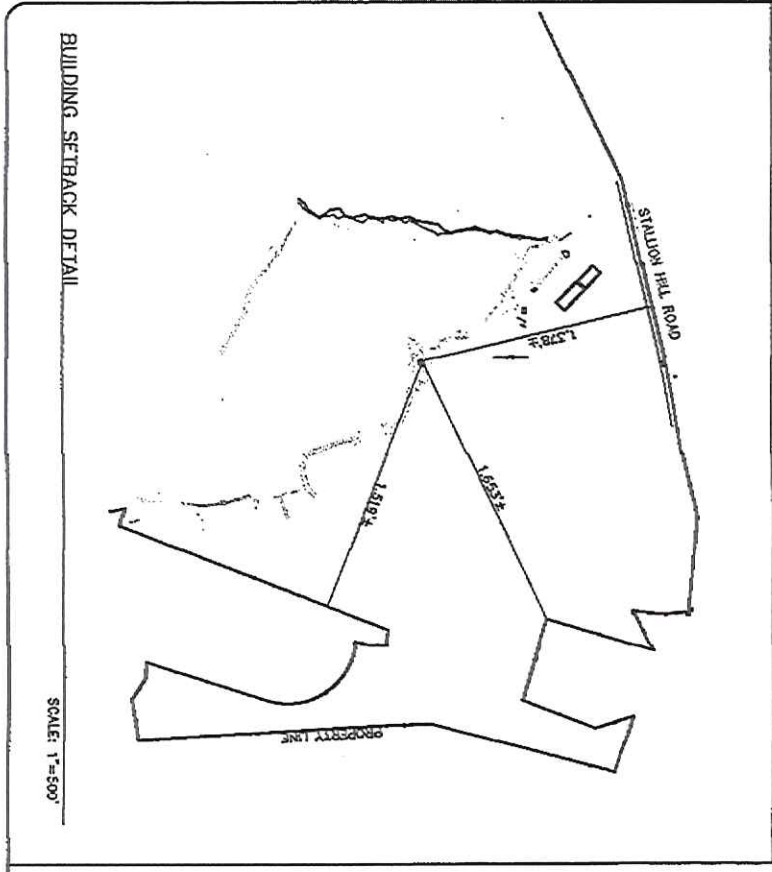
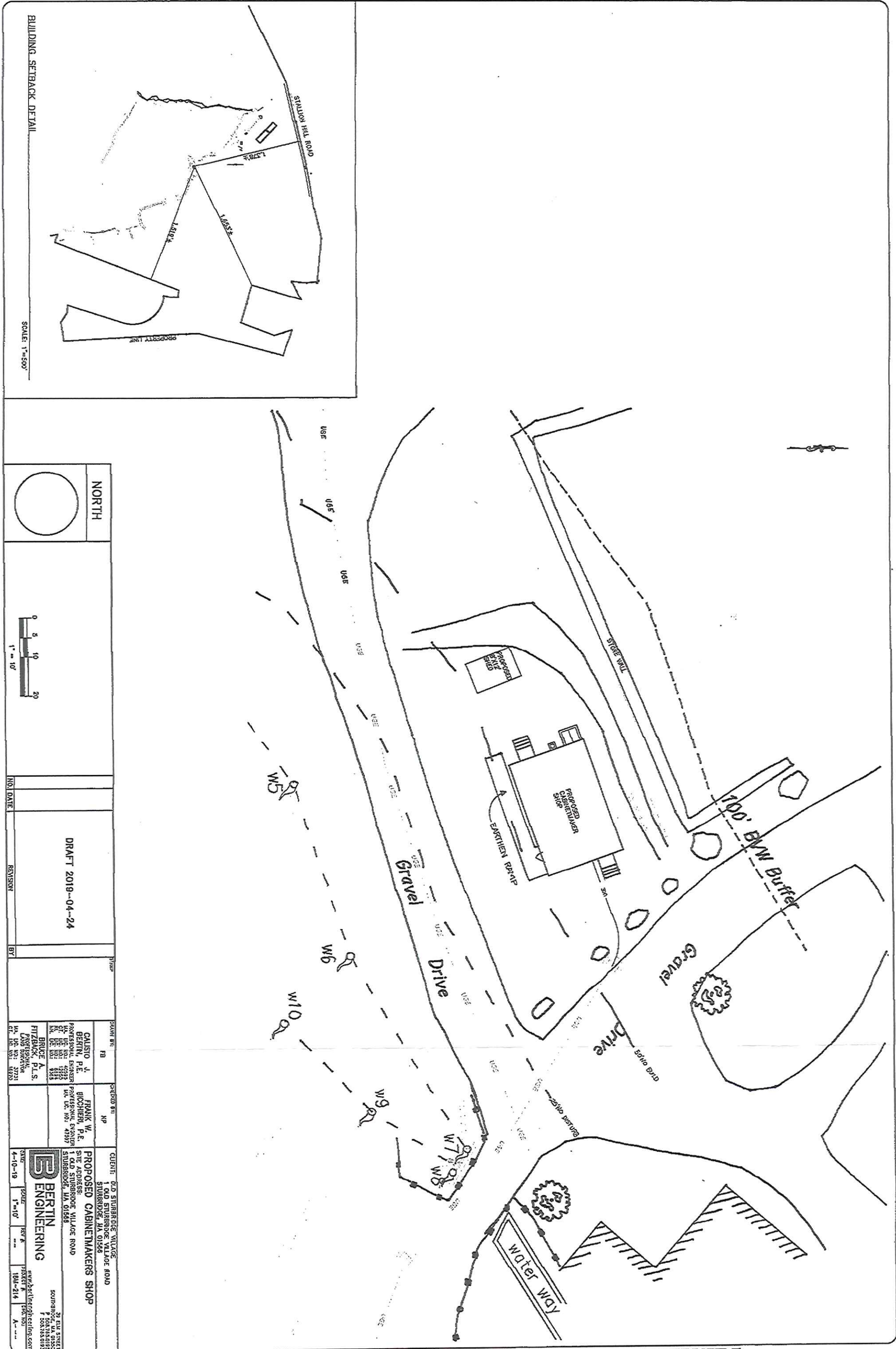
Surrounding Landscape

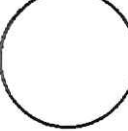
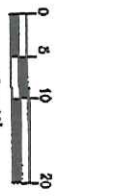
The surrounding landscape will meet all Conservation Committee requirements with sedimentation control during and after construction. Being a historical setting, lumber piles may be present, but the area surrounding the building will be planted with grass seed and maintain as we do with similar building arrangements within the village.

Respectfully Submitted,

Brad King

Senior Vice President
Campus Operations Department



			
NO. DATE	REVISION	BY	DATE
	DRAFT 2019-04-24		
SCALE: 1"=50'			
DATE: 4-10-19	SCALE: 1"=10'	DATE: 10-11-18	SCALE: 1"=10'
B BERTIN ENGINEERING 32 ELK STREET SOUTHAMPTON, VA 23089 P 505.855.0153 F 505.855.0153 www.bertinengineering.com	CLIENT: O.D. STUBBS DEC VILLAGE 1 OLD STUBBS DEC VILLAGE ROAD STUBBS DEC, VA 01526	PREPARED BY: NP FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER VA LIC. NO. 41937 1 OLD STUBBS DEC VILLAGE ROAD STUBBS DEC, VA 01526	CHECKED BY: FB CAUSTO J. BERTIN, P.E. PROFESSIONAL ENGINEER VA LIC. NO. 42223 1 OLD STUBBS DEC VILLAGE ROAD STUBBS DEC, VA 01526

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