



TOWN OF STURBRIDGE

Planning Board Permit Application

For Official Use:

Date of Receipt: _____
File Number: _____
Completed: _____

Received By: _____
Date of Approval: _____
Not Completed: _____

Application Type

- Special Permit Site Plan Review Waiver

Part A General Information

1. NAME OF REGISTERED OWNER STBNK Sturbridge LLC
Address 3234 Riverview Lane
City Daytona Bch State FL Zip Code 32118
Telephone No. 386-788-8831
Email Address john@barchestercorp.com
2. NAME OF APPLICANT/ AGENT Sturbridge Early Learning Academy
Address 379 Main St.
City Sturbridge State MA Zip Code 01566
Telephone No. 508 347 2400, 774 20 00583
Email Address sturbridgeearlylearningacademy@gmail.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: 379 Main St. Sturbridge MA 01566

Lot(s): PID 2247 Plan: Acct# 415-02457-379

Assessment Lot Number(s): Mblu 415-10 24571- 37911

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: santander bank

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	2200	2200				
Institutional						
Residential						
Total	2200	2200				

Part C

Project Narrative *Must be completed by applicant or agent*

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

The proposed re-development of the site use will result in a full-service child care center. The site layout will remain the same with the addition of a playground in the cleared space behind the building. Construction will begin as soon as approval is given.

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

Certain measures will be taken to prevent detriment to the existing site. All fencing and playground equipment will be placed in an already cleared space. No permanent materials will be used as ground coverings in the play area. All other facets such as traffic mitigation, stormwater drainage, lighting will remain the same to the existing site.

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.

chapter 34 review

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/> Locus	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> North arrow	_____
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/> Abutters within 300 feet	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Zone and dimensional requirements	_____
<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/> Buffer zones and distances	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wetlands and vernal pools	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Riparian features	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Flood zones	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Ground water elevations	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Siltation fencing	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Significant species type and habitat	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Detention and Retention Basins	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Grading plan	_____

Additional comments

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 checked="" 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	_____

N/A
N/A

Additional comments

5. Landscaping, Lighting and Signs

YES

NO – must give reason below

For Planning Board use

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping and calculations |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lighting location, size, type, direction |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Open space as percent of lot |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sign location size and detail |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Geologic features |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dust and noise control measures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fencing permanent and temporary |

playground

around playground and dumpster
white vinyl privacy - 6 feet tall

Additional comments

6. Detail Sheets

YES

NO – must give reason below

For Planning Board use

- | | | |
|-------------------------------------|--------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tree planting |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shrub planting |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Light poles |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hydrants |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Catch basins |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Man holes |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Traps |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trenching |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Road profiles |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Curbing and Burms |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Signs and support |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sewer fixtures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water lines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fencing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Headwalls |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siltation fencing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Facades |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | External materials & colors |
| <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/> Lot coverage	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> ITE trip generation calculations	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Planting calculations and schedule	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Traffic impacts	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage calculations	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water and sewer demands	<hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Hydrant pressure tests	<hr/>
<input checked="" 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
<hr/>	<hr/>
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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.

Jessica Pillsbury
Signature of Applicant

2/24/22
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.

Julius F. Scoville
Signature of Owner

2-24-22
Date

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

Name of Representative: Bertin Engineering

Address of Representative: 39 Elm St. Southbridge MA 01550

Telephone No.: 508-765-0195

Relationship of representative to owner or applicant: Engineer

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.