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TOWN OF MILLBURY
APPLICATION FOR SPECIAL PERMIT

MILLBURY PLANNING BOARD

APPLICANT:

NAME Doug Beckman

STREET 3 Greenwood Rd. CITY/TOWN Southborough

STATE MA ZIP 01772 TELEPHONE 508-981-1889

NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 9096 Page 61

35184 377

SITE INFORMATION:

STREET AND NUMBER 115 W. Main St., 3,4 Burbank St.

ZONING DISTRICT BVb ASSESSOR'S MAP/LOT #(S) _____

LOT SIZE 12.5 AC FRONTAGE West Main St & Burbank St.

CURRENT USE Manufacturing

PROJECT PLAN INFORMATION:

PLAN TITLE Singletary Arms

PREPARED BY (name/address of PE/Architect) Todd Chandler, P.E.

DATES 8/20/20

USES FOR WHICH SPECIAL PERMIT IS SOUGHT (refer to the Zoning Bylaw - Use Regulation Table): Bramanville Village District

High Density Residential & Small Scale Commercial

CITE ALL APPROPRIATE SECTIONS OF THE ZONING BYLAW WHICH PERTAIN TO THIS APPLICATION; USE AND SITE: BVD requirements

TO THE MILLBURY PLANNING BOARD:

The undersigned, being the Applicant named above, hereby applies for a Special Permit to be granted by the Planning Board and certifies that, to the best of applicant's knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature



Property Owner's Signature (if not Applicant)

CHECKLIST
Millbury Planning Board
Submission of Special Permit

Plan Name:

Single story Arms

Property Address:

115 West Main St. Millbury

Assessor's Map

9096 / 0961

Lot

35984 Lot 1P. 377

Applicant's Name:

Douglas J. Backman

Address:

3640000 RD

Tel. No.

508-981-1889

(If the applicant is not the owner, a notarized statement authorizing the applicant to act on the owner's behalf and disclosing his interest shall be submitted)

Owner's Name:

Douglas J. Backman

Address:

231 Rock Hill Dr.

Tel. No.

417-860 9697

Engineering Firm:

BRANSON SURV. & ENR

Address:

WALNUT SHADE

Tel. No.

MD 65771

Submission Checklist:

- ☒ 1) Submission Fee of \$11,650 and Technical Review Fee of \$6000 made payable to the Town of Millbury
- ☒ 2) One original Site Plan (at a scale of 1" = 20'), three (3) full size copies, six (6) 11" x 17" copies and (1) electronic copy thereof showing:
 - ☒ a. Names, addresses and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan. If the applicant is not the owner, submit a notarized statement authorizing the applicant to act on the owner's behalf and disclosing his interest.
 - ☒ b. Identification of the plan by name of the project, property address, assessor's map and lot number, the date, datum NAD83 and NAVD 88, north arrow, names of abutters and scale.
 - ☒ c. Natural features including watercourses, water bodies, wetlands, soil properties, and any other environmental features of the landscape that are important to the site design process.
 - ☒ d. Location of all existing and proposed easements, rights-of-way and other encumbrances.
 - ☒ e. All floodplain information, including the contours of the one-hundred (100) year flood elevation based upon the most recent Flood Insurance Rate Map for Millbury, or as calculated by a professional land surveyor for unmapped areas.
 - ☒ f. Location, width, curbing, and paving of all existing and proposed streets, rights-of-way, easements, alleys, driveways, sidewalks, and other public ways.
 - ☒ g. Location of all pavement markings.
 - ☒ h. Location of all existing and proposed on-site snow storage areas.
 - ☒ i. Location and name of all streets and indicate whether the street is a public or private way.
 - ☒ j. Lot lines with dimensions.
 - ☒ k. Zoning district lines.
 - ☒ l. Five (5) signature lines for the Planning Board approval.
 - ☒ m. Existing and proposed topography contour lines at one (1) foot intervals.
 - ☒ n. Information on the location, size, type and number of existing and proposed landscaping features.
 - ☒ o. Information on the location, size and capacity of existing and proposed on-site and abutting utilities (water, sewer, drainage, electrical, cable, etc.)
 - ☒ p. The location, type and intensity of lighting, the location and dimensions of all signage and any site amenities, the location screening of refuse containers.
 - ☒ q. The location, dimensions of all existing and proposed buildings and uses on-site and on abutting properties.
 - ☒ r. Elevation and facade treatment plans of all proposed buildings.
 - ☒ s. Information on the location, size, and type of parking, loading, storage and service areas.
 - ☒ t. Zoning and other applicable setback distances, and zoning parking calculations
 - ☒ u. At least three property boundary marker locations, remotely separated, indicated with Mass Grid Plane Coordinates
- ☒ 3) A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- ☒ 4) An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, building and roads for a distance of one hundred feet from the project boundaries.
- ☒ 5) A locus plan at a scale of one inch equals 100 feet (1" = 100') showing the entire project and its relation to existing areas, buildings and roads for a distance of one hundred (100) feet from the project boundary or such other distances as may be approved or required by the Planning Board.
- ☒ 6) Building elevation plans at a scale of one-quarter inch equals one foot (1/4" = 1') or one-half inch equals one foot (1/2" = 1') showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades.
- ☒ 7) Development impact statements which shall describe potential impacts on the proposed development, compare them to the impacts of uses which are or can be made of the site without a requirement of site plan review, identify all significant positive or adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts. The development impact statement shall include:
 - ☒ a. Traffic Impact Assessment

☒ b. Environmental Impact Assessment

Special Permit Checklist

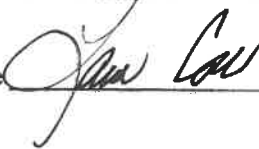
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☒ c. Fiscal Impact Statement
☒ d. Historic Impact

Note: The Planning Board may waive any of the above listed requirements if it believes that said requirement is not necessary based on the size and scope of the project. The applicant may petition the Planning Board prior to making a formal application to request notification as to which sections (s) of the site plan review by-law requirements are necessary. The Planning Board will then notify the applicant within thirty (30) days as to which sections relate to the proposed project based on the size and scope of the project.

The Millbury Planning Board has accepted the submission of the above Site Plan. This document certifies that, as currently submitted, the Site Plan meets the minimum submission guidelines as set forth by the Town of Millbury. This document certifies that the Site Plan is officially accepted for Planning Board review and consideration. It does not constitute approval of the Site Plan.

Town Planner/Planning Board Clerk Signature



Date

9/3/20

APPLICATION REVIEW

I, Douglas J. Backman hereby request that my application for Single family PAMS be reviewed by the Millbury Planning Department whenever possible. I understand that I will be billed for review of said application at an hourly rate determined by the Town Treasurer for Planning and Secretarial support. Payments to the Town of Millbury, will be in accordance with Article 1, Section 14.6, 14.7 and 14.8 of the Town's Zoning Bylaws, and in accordance with the Town's Rules & Regulations Governing the Subdivision of Land.

Date: Aug 24, 2020 Signature: 

I, Douglas J. Backman hereby request that my application for Single family PAMS be reviewed by consultant(s) at my expense on behalf of the Town of Millbury Planning Board. I understand that the Planning Board shall hire the consultant of their choice in accordance with Section 53G, G.L. Chapter 44. Payments to the Town of Millbury will be in accordance with Article 1, Section 14.6, 14.7 and 14.8 of the Town's Zoning Bylaws, and in accordance with the Town's Rules & Regulations Governing the Subdivision of Land.

Date: Aug 24, 2020 Signature: 