

TOWN OF MILLBURY
APPLICATION FOR SPECIAL PERMIT

APPLICANT:

NAME James Lipscomb
STREET 3 Laurel Drive CITY/TOWN Millbury
STATE MA ZIP 01527 TELEPHONE 774-696-9239

NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

SITE INFORMATION:

STREET AND NUMBER 3 Laurel Drive

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

LOT SIZE 3574 Acres FRONTAGE 105.27

CURRENT USE Residential

PROJECT PLAN INFORMATION:

PLAN TITLE Lipscomb In-Low Interior Renovations

PREPARED BY (name/address of PE/Architect) Gallant Architectural 42 Maple St Paxton MA

DATES 11/20/19

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

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

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)

J. Lipscomb
J. Lipscomb

2020 FEB 27 PM 3:38

MILLBURY, MASS.

RECEIVED


FEB 27 2020

MILLBURY PLANNING BOARD

APPLICATION REVIEW

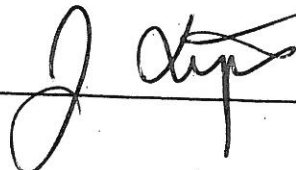
I, James Lipscomb hereby request that my application for LIPSCOMB INTERIOR RENOVATIONS be reviewed by the Millbury Planning Department whenever possible. I understand that I will be billed for review of said application at an hourly rate determined by the Town Treasurer for Planning and Secretarial support. 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: 11/20/19

Signature: 

I, James Lipscomb hereby request that my application for LIPSCOMB INTERIOR RENOVATIONS 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: 11/20/19

Signature: 

3 large sets of plans
7 11x17" sets of plans
1 thumb drive

CHECKLIST
Millbury Planning Board
Submission of Special Permit

Plan Name: _____

Property Address: _____

Assessor's Map _____, Lot _____

Applicant's Name: James Lipscomb Address: 3 Laurel Drive Tel. No. 774-692-9239
(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: James Lipscomb Address: 3 Laurel Drive Tel. No. 774-696-9239

Engineering Firm: _____ Address: _____ Tel. No. _____

Submission Checklist:

\$84 - made out to "Telegram + Gazette"

1) Submission Fee of \$ 550 and Technical Review Fee of \$ _____ made payable to the Town of Millbury

2) One original Site Plan (at a scale of 1" = 20'), ten (10) full size copies, and seven (7) 11" x 17" copies 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. Brook not shown

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. No exterior modification

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 façade treatment plans of all proposed buildings. No exterior modification. Photos of all sides of building

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 Two shown

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

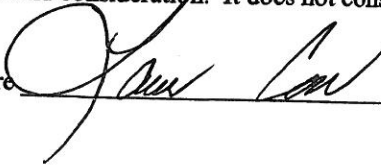
Provide floor plan

- _____ 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

2/27/20

TOWN OF MILLBURY, MASSACHUSETTS
FORM E

CERTIFIED LIST OF ABUTTERS

To the Town of Millbury Planning Board:

The undersigned being an applicant for approval of a Special Permit and/or Definitive Plan of a Subdivision entitled: Lipscomb Interior Renovations

requests the names and addresses of each abutter within a 300 foot radius of said property.

Applicant's Signature: J. Kippel
Mailing Address: 3 Laurel Drive Millbury, MA 01527
Owner of Property: James Lipscomb
Property Address: 3 Laurel Drive Millbury, MA 01527
Assessor's Map #: _____
Parcel #: _____
Date of Public Hearing: _____

To the Town of Millbury Planning Board:

This is to certify that at the time of the last assessment for taxation made by the Town of Millbury, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above, where as above written, except as follows:

Assessor's Signature: _____
Date: _____

I, James Lipscomb, am requesting a waiver for line (m) stating that the existing and proposed topography contour lines at one (1) foot intervals. This is due to no exterior modifications being done to 3 Laurel Drive.

I, James Lipscomb, am requesting a waiver for line (r) stating that elevation and facade treatment plans of all proposed buildings. This is due to no exterior modifications being done to 3 Laurel Drive. Photos of all sides of the building have been completed.

I, James Lipscomb, am requesting a waiver for line (4) stating that 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 100 feet from the project boundaries.

I, James Lipscomb, am requesting a waiver for line (6) stating that building elevation plans at a scale of one-quarter inch equals one foot ($\frac{1}{4}'' = 1'$) or one-half inch equals one foot ($\frac{1}{2}'' = 1'$) showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades.