

Zoning Board of Appeals - Town Of Sturbridge

Official Application Form and Check List

Comprehensive Permit Project 40B L.I.P. L.I.P. Units Only

Name of Project: _____

Property Address _____

Current Owner _____ Phone _____

Address _____

Applicant Name _____ Phone _____

Address _____

Date of Application _____

Source of Subsidy Financing _____

Fees Paid Administrative \$ _____ Other \$ _____

Project Description

Style	Number of Units
Single family detached	_____
Attached	_____
Less than 35 feet in height	_____
Less than 70 feet in height	_____
Other _____	

Unit Composition

Type of Unit	# of Units	# of Bedrooms	# of Baths	Livable S.F	Price	Fees
Condo	_____	_____	_____	_____	_____	_____
Fee Simple	_____	_____	_____	_____	_____	_____
Rental	_____	_____	_____	_____	_____	_____
Proposed Number of Low-Moderate Income Units				_____	Percent of Total	_____
Subsidized Units	Lock-In Period _____ years		Price	\$ _____		

JURISDICTIONAL REQUIREMENTS

- status of the applicant
- acceptability of the site and/or a project eligibility letter

FEES INCLUDED WITH APPLICATION

- Administrative Fee
- Consultant / Legal / Review Fee / Special Account
- Other Costs and Expenses

PLAN AND DOCUMENTATIONS SUBMITTED WITH APPLICATION

If item is not checked, please provide a brief explanation

- Original plan
- twenty-five copies

site plan

- Drawn at a scale of 1" = 40'
- Signed Massachusetts registered land surveyor
- locations of the buildings
- setbacks and all other required dimensions
- elevations and measurements
- adjacent property wells and septic systems
- scale, date and north arrow
- lot number, dimensions of lot
- size of lot in square feet
- width of abutting streets and ways
- the location of existing or proposed building(s)
- total square footage and dimensions of all buildings
- building elevations
- floor plans
- perspective rendered elevations;

- existing wetlands
- unique vegetation
- water bodies
- wells
- one-hundred year flood plain elevation
- other natural features
- streams
- vistas
- slope areas
- geological features
- unique vegetation
- historic features
- landscape plan

total square feet of all

- landscape
- recreation areas

depiction of plantings materials

- quantity
- size
- methods
- species

- percent of building lot coverage
- percentage of paved (impervious) area

- existing and proposed topographical lines at two-foot contour intervals
 - on the tract
 - within 50' thereof

location and a description of proposed

- open space
- recreation areas

existing and proposed

- streets
- parking
- drainage
- utility systems

all measures proposed to prevent pollution of

- surface water or groundwater
- soil erosion and increased runoff
- flooding
- projections of down gradient concentrations of relevant chemicals
- locus plan at 1" = 100', 200' or 400' scale
- location, names, and present widths of the Secondary Streets

narrative summary of the vital statistics of the project

- total gross and net square footage
- number of parking spaces
- estimated amounts of water consumption
- sewer discharge
- certified list of abutters
- stormwater management plan
- state subsidized low and moderate income units for ninety-nine years guarantee
- list with references, of requested exemptions

LAYOUT AND DESIGN STANDARDS

- streets, drainage, water system, sewerage, utilities, grading, and other improvements shall be made in accordance with the Rules and Regulations by the recommendations of other boards, committees, officials and state regulations.
- fencing as required by the Board
- upkeep and maintenance plan with supporting legal documents
- exterior lighting
- rubbish and trash containers
- maximum buildings height of thirty-five (35) feet
- setback from the property lines
- setback between separate unit buildings
- utilities underground, starting from the property line
- 200 feet of wetland buffer protected by the Rivers Act
- storm water runoff
- soil no less than five (5) feet above maximum groundwater elevation
- paved secondary access roadway
- safety and evacuation plan shall be prepared that shall anticipate the need for ambulance, civil defense, fire, police, and rescue departments.

PERFORMANCE GUARANTEE

- Bond or surety