

# ZONING DETERMINATION APPLICATION TOWN OF PLAINFIELD, MA



- For BUILDING DEPARTMENT Use Only -

Date Filed:

6/28/2019

## 1 PROPERTY INFORMATION

STREET ADDRESS 151 South St.

ASSESSOR'S MAP# 35

PARCEL # 237

PREVIOUS SPECIAL PERMITS, SITE PLAN APPROVALS, FINDINGS OR VARIANCES ISSUED FOR THIS SITE:

## 2 OWNER & APPLICANT INFORMATION

APPLICANT Name: Matt Love / Addiction Campuses

Mailing Address 151 South St., Plainfield, MA 01026

Phone 413-634-3600

Email mlove@addictioncampuses.com

REPRESENTATIVE Name (if any): Charles Roberts / Kuhn Riddle Architects

Mailing Address 28 Amity St., Suite 2B, Amherst, MA 01002

Phone 413-259-1630

Email croberts@kuhnriddle.com

PROPERTY OWNER Name (if different from Applicant) AC Real Estate Group LLC

Mailing Address 5211 Maryland Way, #1080, Brentwood, TN 37027

Phone \_\_\_\_\_

Email \_\_\_\_\_

## 3 PROJECT & SITE DETAILS

NOTE: Any omission of requested information may result in an INCOMPLETE determination

		Existing	Proposed	- FOR BUILDING DEPT. REVIEW -	
				REQ'D	EX. NON-CONF:
LOT SIZE		339.6 AC SF	_____ SF	_____ LOT SIZE	<input type="checkbox"/>
FRONTAGE		+/- 2,275 FT	_____ FT	_____ FRONTAGE	<input type="checkbox"/>
Principal & Accessory BLDG. SETBACKS	FRONT LOT LINE	+/- 85 FT	_____ FT	_____ FRONT SB	<input type="checkbox"/>
	SIDE LINE (left/right)	+/- 2,100 FT / +/- 500 FT	_____ FT / _____ FT	_____ SIDE SB	<input type="checkbox"/>
	REAR LOT LINE	+/- 3,500 FT	_____ FT	_____ REAR SB	<input type="checkbox"/>
	BUILDING HEIGHT	_____ FT	_____ FT	_____ BLDG HT	<input type="checkbox"/>
TOTAL BLDG. FLOOR AREA		First Flr 22,566 SF	Addition 1,795 SF		
PARKING/LOADING SPACES		N/A / _____	No change / _____	_____ PARKING	<input type="checkbox"/>
SIGNS (size & type)		N/A	No change	_____ SIGNS	<input type="checkbox"/>
FENCE (size & type)		N/A	No change	NON-CONFORMING USE <input type="checkbox"/>	

CURRENT USE OF THE PROPERTY Addiction treatment facility

PROPOSED USE OF THE PROPERTY No change

PROJECT DESCRIPTION +/- 1,800 SF addition to the existing building comprising a pharmacy, nurse's station and exam room. It is a single-story, wood-framed addition.

☒ I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)  
Please see RDA submission. Site plan to follow.

☒ YES ☐ NO ☐ UNSURE Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.

Non-Residential / Non-Agricultural projects only: The RDA was filed with the attached negative finding.

☒ YES ☐ NO The project will add, remove or relocate over 100 c.y. of soils on site.

☒ YES ☐ NO The project will increase gross floor area by over 2000 s.f. ; or, create over 5000 s.f. of new construction; and/or, require more 10 parking spaces.

#### **1 CERTIFICATION**

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Permit does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments.

By my signature, I acknowledge the foregoing statements:

SIGNATURE [Signature] DATE 6/17/19

☐ APPLICANT ☒ APPLICANT'S REPRESENTATIVE

**FILING INSTRUCTIONS:** Deliver this form (no fee required) to the Building Department. For digital submissions, please confirm receipt. A complete application will be processed within 30 days. The applicant must pick-up, or arrange for the receipt of, this processed form.

### **ZONING PERMIT DETERMINATION ~ FOR BUILDING DEPARTMENT USE ONLY ~**

☐ APPROVED ☐ DENIED: ☐ Proposed use is not permitted.  
☐ Proposed use is substantially similar to a permitted use.

☐ APPROVED PENDING ADDITIONAL APPROVAL:

<u>Per Zoning Ordinance Section(s)</u>	<u>Required Permits</u>	<u>Approval Required</u>	<u>Permitting Authority</u>
	<input type="checkbox"/> BUILDING PERMIT(s)	<input checked="" type="checkbox"/> SPECIAL PERMIT(s)	<input checked="" type="checkbox"/> PLANNING BOARD
	<input type="checkbox"/> ELECTRICAL PERMIT(s)	<input type="checkbox"/> SITE PLAN APPROVAL/WAIVER	<input type="checkbox"/> BOARD OF APPEALS
	<input type="checkbox"/> PLUMBING/ GAS PERMIT(s)	<input type="checkbox"/> VARIANCE	

TOWN BUILDING OFFICIAL [Signature] ISSUE DATE 6/25/19

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.