



TOWN OF WHATELY
Whately, Massachusetts 01093

Application for Site Plan Approval

Date April 6, 2023 Fee: \$150 payable to the Town of Whately

Name of Applicant: JDR REI LLC
(please print)

Address of Applicant: 177 STATE RD - SO. DEERFIELD, MA. 01373

Telephone #: 413 374-7983 Email address: jdr@jdrbuilders.com

Address / Location of site under review: EGYPT RD LOT 4-3

Briefly describe the proposed use for the site: NEW 4896 SQFT Commercial
building for the use of JDR BUILDERS INC. and 2
tenant spaces for rent in the same use group

[Signature]
Signature of Applicant

Date Received by the Planning Board

Signature of Planning Board Chair

Attach a list of the names and current addresses of all abutters. Including any landowners opposite the site on any public or private way and any abutters within 300 feet of the property lines of the site.

The full cost of advertising all legal notices to abutters required to hold a public hearing by the Planning Board shall be the responsibility of the applicant. Full payment of the advertisement costs is due prior to the opening of the public hearing. If the payment has not been made prior to the opening of the public hearing, the Planning Board shall open the public hearing and immediately continue it to a date, time and place certain.

Date(s) of Public Hearing: _____

Site Plan Approved as Submitted _____

Site Plan Approved with changes and/or conditions
(Please specify below) _____

Site Plan Approval Denied
(Please specify reasons below) _____

Site Plan Approval with Changes: (please list changes)

Site Plan Approval Denied: (please specify reasons)

Date of Planning Board Decision: _____

Signature of Planning Board Chair: _____



300 feet Abutters List Report

Whately, MA
April 06, 2023

Subject Property:

Parcel Number: 06-0-04-3
CAMA Number: 06-0-04-3
Property Address: S/S EGYPT RD

Mailing Address: JDR-REI, LLC
177 STATE RD
S DEERFIELD, MA 01373

Abutters:

Parcel Number: 05-0-38
CAMA Number: 05-0-38
Property Address: E/S STATE RD

Mailing Address: LIZARD LLC
55 BRIDGE ST
HATFIELD, MA 01038

Parcel Number: 05-0-38-1
CAMA Number: 05-0-38-1
Property Address: 3 EGYPT RD

Mailing Address: LIZARD LLC
55 BRIDGE ST
HATFIELD, MA 01038

Parcel Number: 05-0-40
CAMA Number: 05-0-40
Property Address: 28 STATE RD

Mailing Address: 28 STATE ROAD LLC WILLIAM KORZA
443 MAIN ST
HATFIELD, MA 01038

Parcel Number: 05-0-44
CAMA Number: 05-0-44
Property Address: 20 STATE RD

Mailing Address: KORPIEWSKI DAVID A DARLENE
PO BOX 154
N HATFIELD, MA 01066

Parcel Number: 06-0-01
CAMA Number: 06-0-01
Property Address: ABUTS HATFIELD LINE

Mailing Address: GOLONKA JAMES A & LAWRENCE F
PO BOX 51
N HATFIELD, MA 01066

Parcel Number: 06-0-03
CAMA Number: 06-0-03
Property Address: 3 LONG PLAIN RD

Mailing Address: COOK DEBORAH A C/O JOHN GRIMES
7545 S E INDEPENDENCE AVE
HOBE SOUND, FL 33455

Parcel Number: 06-0-04-2
CAMA Number: 06-0-04-2
Property Address: 26 EGYPT RD

Mailing Address: THAYER RICHARD F
PO BOX 205
HATFIELD, MA 01038

Parcel Number: 06-0-07-3
CAMA Number: 06-0-07-3
Property Address: 27 EGYPT RD

Mailing Address: CYR RICHARD W TAMMY E
27 EGYPT RD
S DEERFIELD, MA 01373

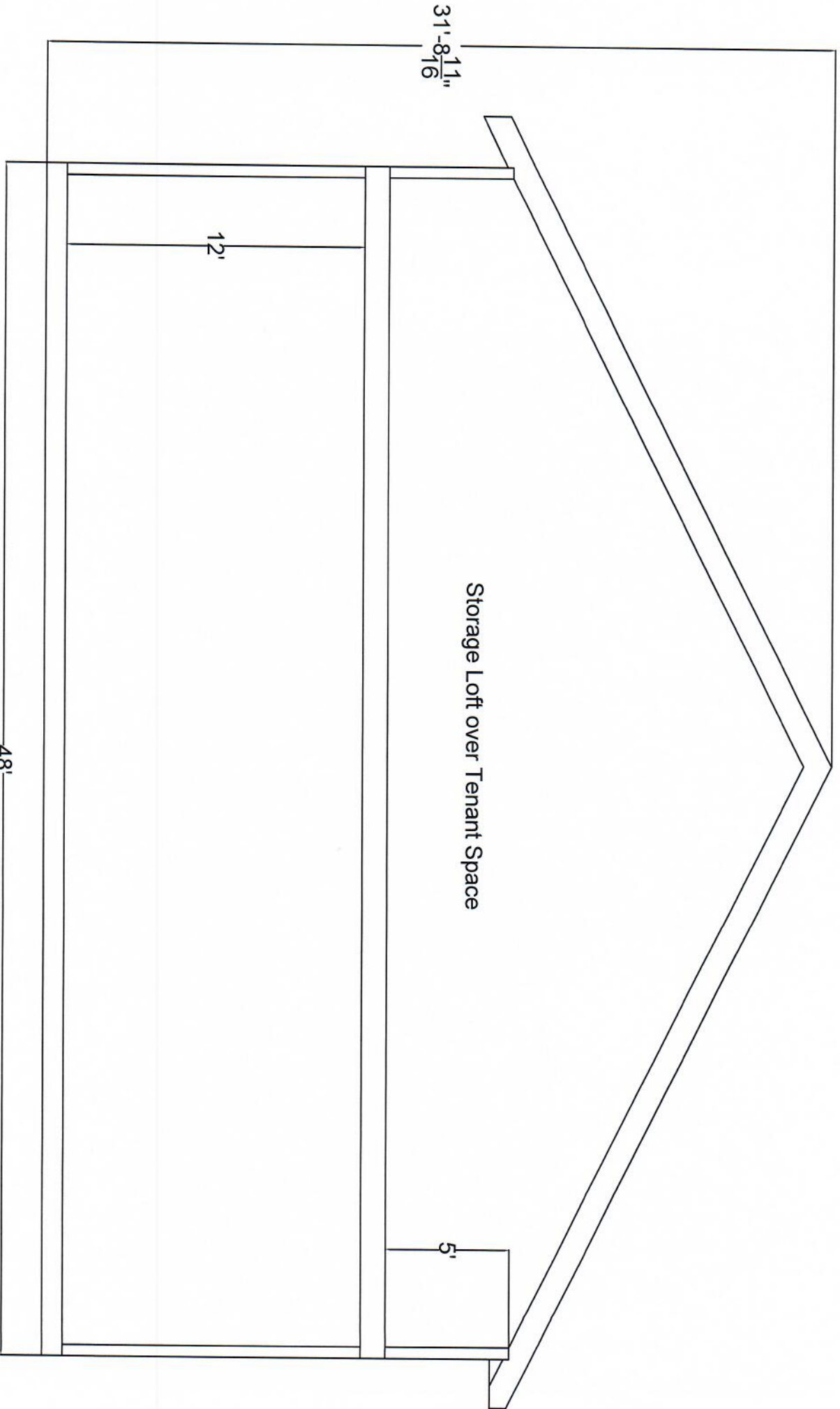


www.cai-tech.com

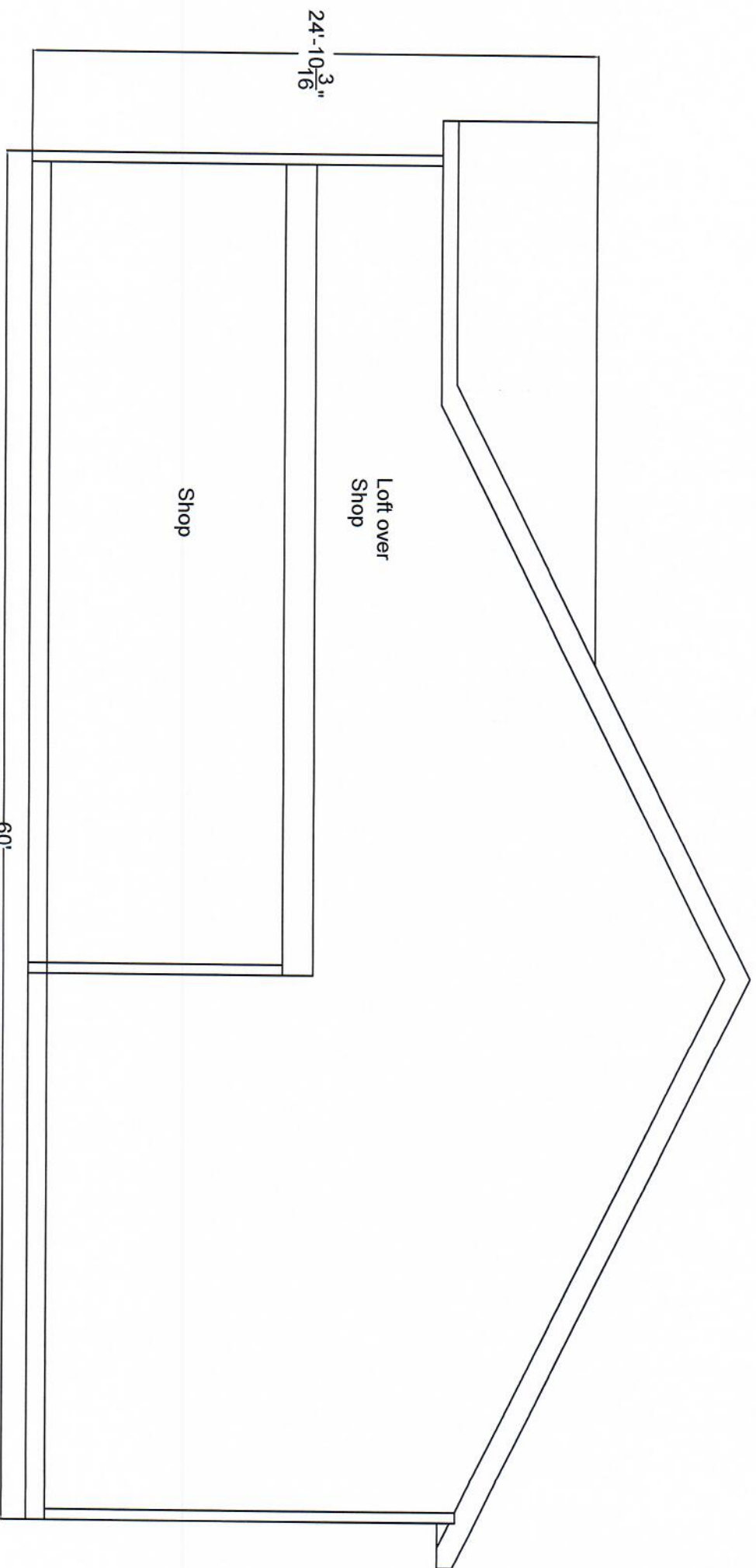
4/6/2023

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

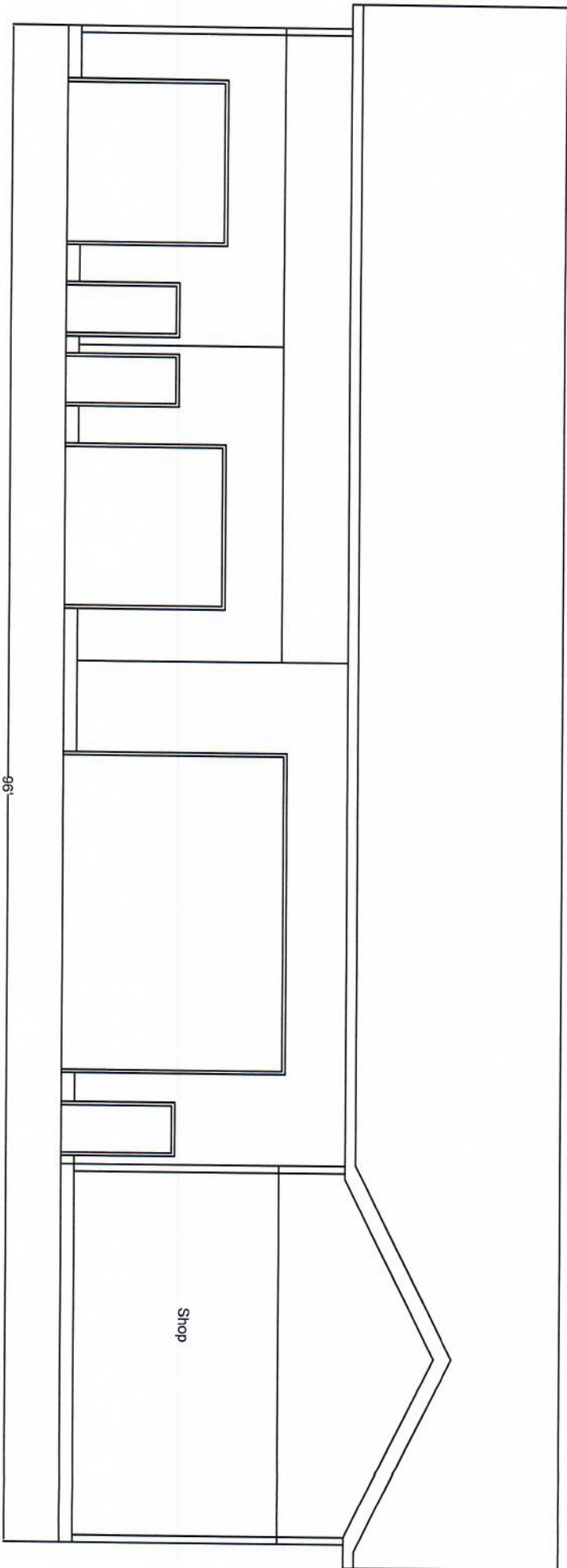


East Elevation - Left Side

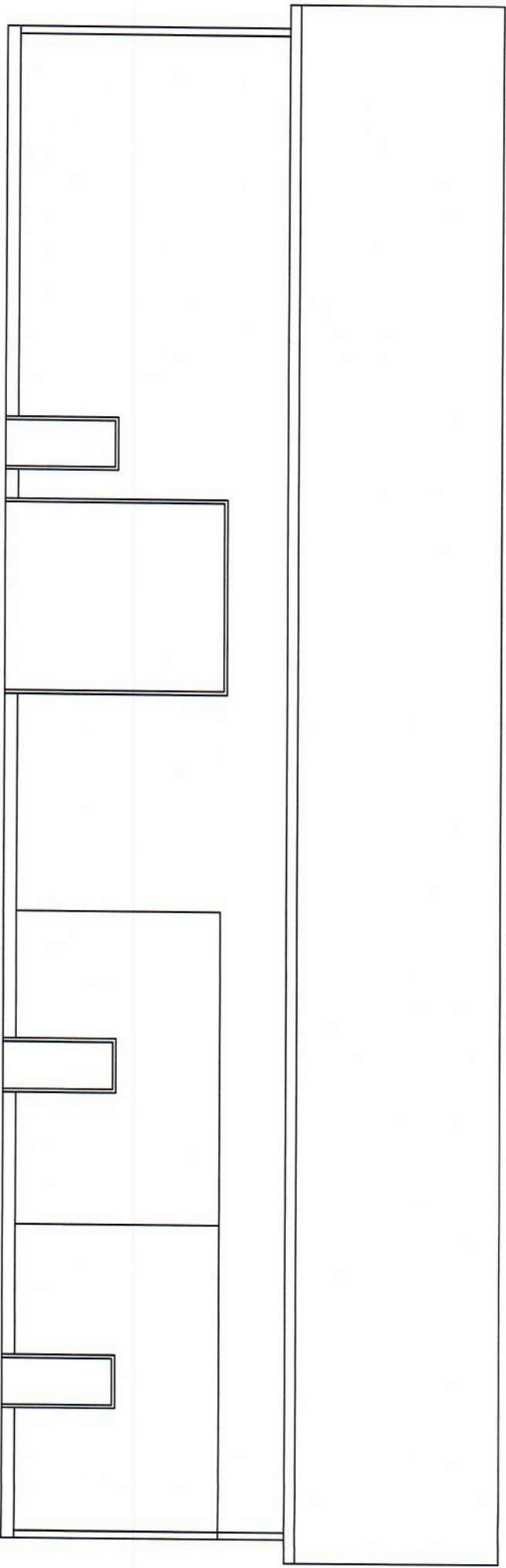


West Elevation - Right Side

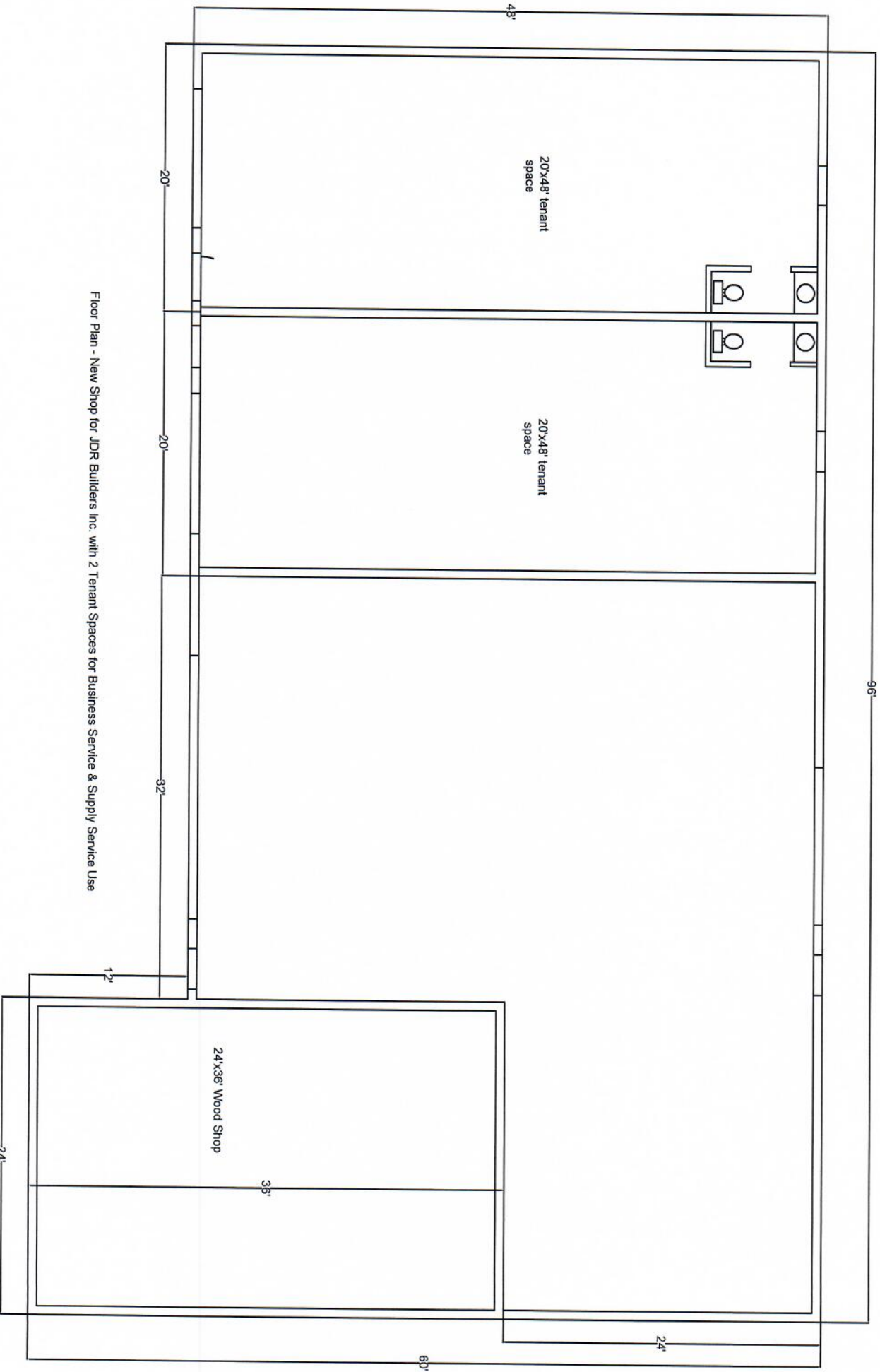
North Elevation - Front



96



South Elevation - Back Side



Floor Plan - New Shop for JDR Builders Inc. with 2 Tenant Spaces for Business Service & Supply Service Use



JDR BUILDERS
PO Box 4 • No. Hatfield, Ma. 01066
jd@jdrbuilders.com • www.jdrbuilders.com
Cell: 413-374-7983
CSL # 074105 • HIC # 184755

April 6, 2023

Proposed building for JDR Builders Inc.

Property is owned by JDR-REI LLC.

Building will include 2 Tenant spaces that I will rent out to subsidize the cost of the building. The Zoning for the property is Commercial.

The Commercial Use that I am applying under is Business service and supply service establishments (i.e., automobile parts, office equipment, maintenance service), contractors, tradesperson shops or craft workshops conducted entirely within a building. This property is not a home occupation.

This will be a wood framed building with vinyl siding and an asphalt shingled roof. There will be a storage loft over my shop and the tenant spaces for tools and equipment. JDR Builders doesn't store any project materials at the shop. All materials are on the building sites only. We have 6 full time employees and 4 have company vehicles that they drive to work and take home at night. Employees report directly to the jobsite each day so vehicular traffic on Egypt Rd will not be impacted by our business.

I intend to rent the tenant spaces out to similar tradespeople that have a van that would be parked inside each day. No outside storage will be allowed to tenants.

This building is not open to the general public and there will be no customers coming to the property for retail sales.

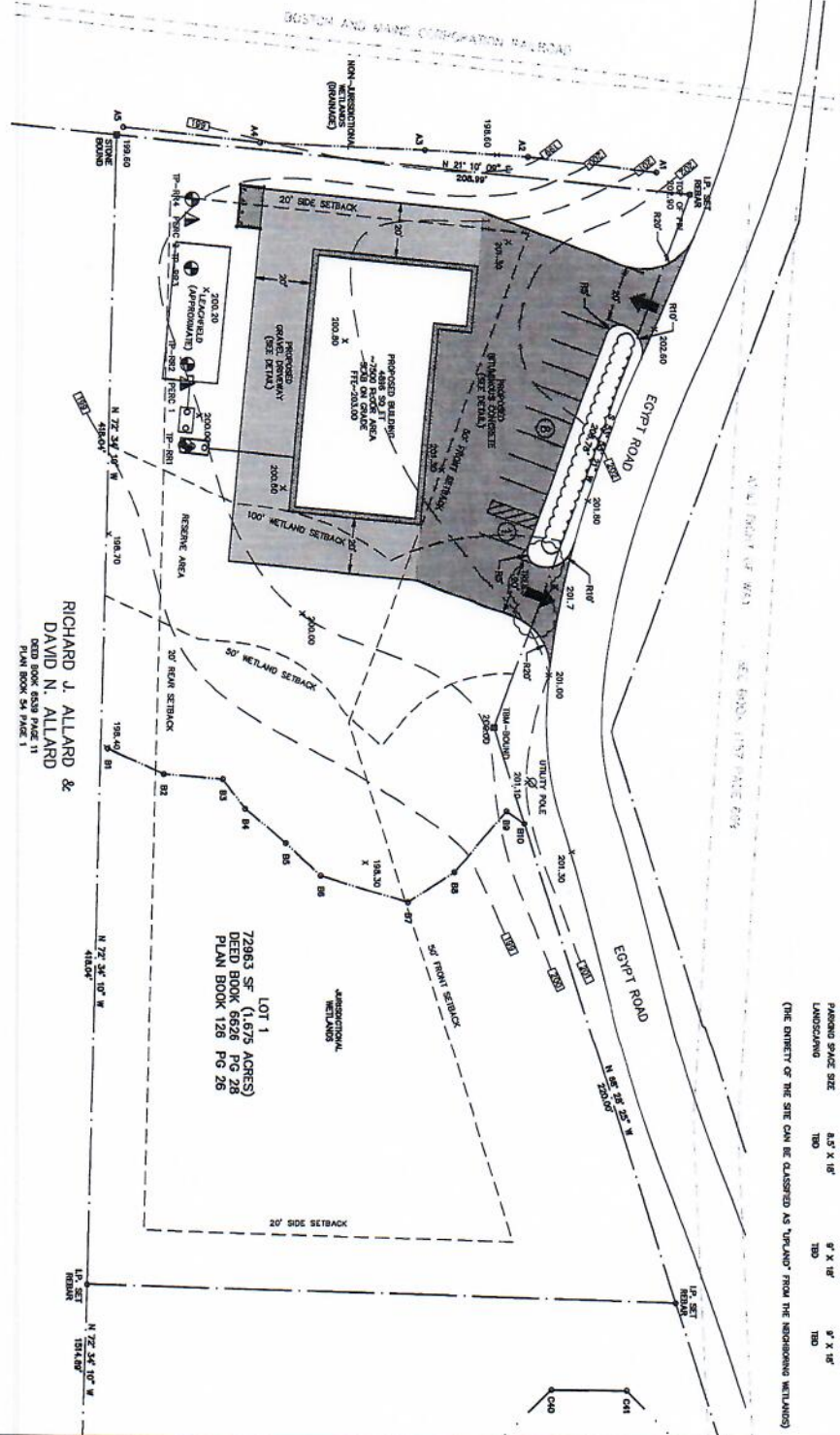
The wetlands buffer zone on the east side of the cleared lot will remain grassy and we will plant trees along the frontage on Egypt rd. The Town of Whately is installing a new water main in the street so the tree planting will be in coordination with the Highway Superintendent/Tree Warden.

JDR Builders standard operating hours are 7am -4pm Monday thru Friday. We are in the Snow Plowing business and we do emergency repairs so we are a 24 hour- 7 day a week operation but those hours outside of our standard hours are very infrequent.

There are no hazardous materials used or stored onsite.

There will most likely be a small dumpster for trash but we also go to Valley Recycling weekly with our construction debris from jobs.

The property is surrounded by woods, wetlands and the railroad. There are no line of site issues with headlights or operations.



RICHARD J. ALLARD &
DAVID N. ALLARD
REGISTERED PROFESSIONAL ENGINEERS
PLAN BOOK 54 PAGE 11

LOT 1
72983 SF (1.675 ACRES)
DEED BOOK 6528 PG 28
PLAN BOOK 128 PG 28

ZONING SUMMARY - COMMERCIAL - MARLBOROUGH, MASSACHUSETTS

REGULATORY REQUIREMENTS	DEVELOPER'S PROPOSAL	COMPLIANCE
LOT AREA	44,904 SQ FT	66,000 SQ FT
LOT FRONTAGE	179 FT	200 FT
SETBACKS	20 FT	20 FT
REAR SETBACK	20 FT	20 FT
ADJ. PARKING SPACES	8 SPACES	8 SPACES
ADJ. PARKING SPACE SIZE	8.5' X 18'	8' X 18'
LANDSCAPING	NO	NO

(THE DIVERSITY OF THE SITE CAN BE CLASSIFIED AS "UPWARD" FROM THE RELEVANT WETLANDS)



SHERUTA ENGINEERING
REGISTERED CIVIL AND ENVIRONMENTAL ENGINEERS
18 BERRY ROAD
LYNN, MASSACHUSETTS 01904
PH: 617-253-1111 FAX: 617-253-1112
WWW.SHERUTAENGINEERING.COM

PROPOSED COMMERCIAL BUILDING-CONCEPT PLAN
EGYPT ROAD
MARLBOROUGH

ALL SETBACKS SHALL BE JOINTLY RESPONSIBLE FOR THE PROPOSED BUILDING. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS AND ALL APPLICABLE REGULATIONS. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS AND ALL APPLICABLE REGULATIONS.

THE SITE HAS BEEN DESIGNATED AS A COMMERCIAL ZONE. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS AND ALL APPLICABLE REGULATIONS.

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