

**TOWN OF MILLBURY**  
**APPLICATION FOR SITE PLAN REVIEW**

RECEIVED

FEB 24 2020

**APPLICANT:**

NAME OneSchool Global New England

MILLBURY PLANNING BOARD

STREET 109 Juniper Ridge Road CITY/TOWN Westwood

STATE MA ZIP 02090 TELEPHONE 781-320-2756

NAME OF PROPERTY OWNER (if different from Applicant) Hampton Street Baptist Church

Deed recorded in the Worcester District Registry of Deeds Book 873 Page 68

**SITE INFORMATION:**

STREET AND NUMBER 71-73A McCracken Road

ZONING DISTRICT S-1 ASSESSOR'S MAP/LOT #(S) Map 42 Parcel 7  
Map 34 Parcel 29

LOT SIZE 17+ acres FRONTAGE 234.83' on McCracken Road

CURRENT USE Vacant Land

**PROJECT PLAN INFORMATION:**

PLAN TITLE New England Campus - OneSchool Global

PREPARED BY (name/address of PE/Architect) Reynolds Engineering Services, LLC  
63 Norwich Avenue, Colchester, CT 06415

DATES January 27, 2020

USES FOR WHICH SITE PLAN REVIEW PERMIT IS SOUGHT (refer to the Zoning

Bylaw - Use Regulation Table):

Site Plan Development with School Building

CITE ALL APPROPRIATE SECTIONS OF THE ZONING BYLAW WHICH  
PERTAIN TO THIS APPLICATION; USE AND SITE: Section 23.12, 23.31

TO THE MILLBURY PLANNING BOARD:

The undersigned, being the Applicant named above, hereby applies for Site Plan Review 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) UNDER REVENUE P+S Contract

# CHECKLIST

Millbury Planning Board  
Submission of Site Plan Review

Plan Name: OneSchool Global New England

Property Address: 71-73A McCracken Road

Assessor's Map Map 42 Parcel 7  
Map 34 Lot Parcel 29

Applicant's Name: OneSchool Global New England

Address: 109 Juniper Ridge Road

Westwood, MA 02090

Tel. No. 781-320-2756

(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: Hampton Street Baptist Church

Address: 379 Greenwood Street

Millbury, MA 01527

Tel. No. 774-239-7144

Engineering Firm: Reynolds Engineering Services

Address: 63 Norwich Avenue

Colchester, CT 06415

Tel. No. 860-465-7419

## Submission Checklist:

*100 - advertising*

*3 - full scale  
7-11 x 17"*

- ☒ 1) Submission Fee of \$ 800 and Technical Review Fee of \$ 6000 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.
  - ☒ 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
- ☒ 3) At least three property boundary marker locations, remotely separated, indicated with Mass Grid Plane Coordinates *Two datum references*
- ☒ 4) 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.
- ☒ 5) 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.
- ☒ 6) 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.
- ☒ 7) 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.
- ☒ 8) 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

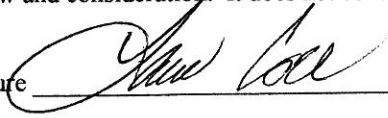
*\*Waiver letter for any variation from our regulations*

- ☐ 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

2/24/20

**TOWN OF MILLBURY  
APPLICATION FOR STORMWATER PERMIT**

RECEIVED

FEB 24 2020

**APPLICANT:**

MILLBURY PLANNING BOARD

NAME OneSchool Global New England

STREET 109 Juniper Ridge Road CITY/TOWN Westwood

STATE MA ZIP 02090 TELEPHONE 781-320-2756

NAME OF PROPERTY OWNER (if different from Applicant) Hampton Street Baptist Church

Deed recorded in the Worcester District Registry of Deeds Book 873 Page 68

**SITE INFORMATION:**

STREET AND NUMBER 71-73A McCracken Road

ZONING DISTRICT S1 ASSESSOR'S MAP/LOT #(S) Map 42 par.7 & Map 34 Par.29

LOT SIZE 17+ acres FRONTAGE 234.83

CURRENT USE Vacant Land

**PROJECT PLAN INFORMATION:**

PLAN TITLE OneSchool Global New England

PREPARED BY (name/address of PE/Architect) Reynolds Engineering Services, 63 Norwich Ave, Suite 202  
Colchester, CT 06415

DATES Feb. 1, 2020

**USES FOR WHICH STORMWATER PERMIT IS SOUGHT**

Stormwater Control and Retainage on the property

**CITE ALL APPROPRIATE SECTIONS OF THE GENERAL BYLAW WHICH  
PERTAIN TO THIS APPLICATION; USE AND SITE:** Section 23.12, 23.31

**TO THE MILLBURY PLANNING BOARD:**

The undersigned, being the Applicant named above, hereby applies for a Stormwater 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) Active P&S with owners approval

RECEIVED

FEB 24 2023

**CHECKLIST**  
Millbury Planning Board  
Submission of Stormwater Plan Review

MILLBURY PLANNING BOARD

Plan Name: ONE School Global NEWENGLAND

Property Address: 71-73A McCracken Rd Millbury, MA Assessor's Map 42 Lot 7  
34 29

Applicant's Name: One School Global New England Address: 109 Turnpike Ridge Rd Westwood, MA 02090 Tel. No. \_\_\_\_\_  
(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: Hampton St. Baptist Church Address: 379 Greenwood St Millbury, MA 01507 Tel. No. 774-239-7144

Engineering Firm: Reynolds Eng. Services Address: 63 Norwich Ave CHESTER, CT 06415 Tel. No. 860-465-7419

**Submission Checklist:**

- ☒ 1) Submission Fee of \$ 200 and Technical Review Fee of \$ N/A made payable to the Town of Millbury
- ☒ 2) One original Stormwater Management Plan and ten (10) copies thereof showing:
  - ☒ a) Names, addresses and telephone numbers of the owner, applicant and person(s) or firm(s) preparing the plan
  - ☒ b) Name of project, property address, assessor's map and lot number, the date, north arrow, names of abutters and scale
  - ☒ c) A locus map
  - ☒ d) The existing zoning, and land use at the site
  - ☒ e) The proposed land use
  - ☒ f) The location(s) of existing and proposed easements
  - ☒ g) The location of existing and proposed utilities
  - ☒ h) The site's existing & proposed topography with contours at one (1) foot intervals
  - ☒ i) The existing site hydrology
  - ☒ j) A description and delineation of existing stormwater conveyances, impoundments, and wetlands on or adjacent to the site or into which stormwater flows
  - ☒ k) A delineation of 100 year flood plains, if applicable
  - ☒ l) Estimated seasonal high groundwater elevation (November to April) in areas to be used for stormwater retention, detention or infiltration
  - ☒ m) The existing and proposed vegetation and ground surfaces with runoff coefficient for each
  - ☒ n) A drainage area map showing pre and post construction watershed boundaries, drainage area and stormwater flow paths
  - ☒ o) A description and drawings of all components of the proposed drainage system, including:
    - ☒ Locations, cross sections and profiles of all brooks, streams, drainage swales and their method of stabilization
    - ☒ All measures for the detention, retention or infiltration of water
    - ☒ All measures for the protection of water quality
    - ☒ The structural details for all components of the proposed drainage systems and stormwater management facilities
    - ☒ Notes on drawings specifying materials to be used, construction specifications and typicals
    - ☒ Expected hydrology with supporting calculations
  - ☒ p) Proposed improvements including locations of buildings or other structures, impervious surfaces, and drainage facilities if applicable
  - ☒ q) Timing schedules and sequence of development including clearing, stripping, rough grading, construction, final grading and vegetative stabilization
  - ☒ r) A maintenance schedule for the period of construction
  - ☒ 3) One original Operation and Maintenance Plan and ten (10) copies thereof showing:
    - ☒ a) The names(s) of the owners(s) for all components of the system
    - ☒ b) Maintenance agreements that specify:
      - ☒ The names and addresses of the person(s) responsible for operation and maintenance
      - ☒ The person(s) responsible for financing maintenance and emergency repairs
      - ☒ A maintenance schedule for all drainage structures, including swales and ponds
      - ☒ A list of easements with the purpose and location of each
      - ☒ The signature(s) of the owner(s)

- \* 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 stormwater 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 Stormwater Plan. This document certifies that, as currently submitted, the Stormwater Plan meets the minimum submission guidelines as set forth by the Town of Millbury. This document certifies that the Stormwater Plan is officially accepted for Planning Board review and consideration. It does not constitute approval of the Stormwater Plan.

Town Planner/Planning Board Clerk Signature



Date

2/21/20

RECEIVED

FEB 24 2020

APPLICATION REVIEW

MILLBURY PLANNING BOARD

I, OneSchool Global – New England hereby request that my application for Site Plan Review – 71-73a McCracken Road 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: 2/24/2020 Signature: 

I, OneSchool Global – New England hereby request that my application for Site Plan Review – 71-73a McCracken Road 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: 2/24/2020 Signature: 



RECEIVED

FEB 24 2020

MILLBURY PLANNING BOARD

**DEVELOPMENT IMPACT STATEMENT FOR 71-73A McCracken Road, Millbury, MA**

OneSchool Global New England, a small private school, is proposing to build two residential style buildings to provide a learning center with limited enrollment. The proposed development will have a very positive impact on the neighborhood in the vicinity of the site.

Nineteen students are currently enrolled in the campus, and total student count is not expected to exceed 35. Only four to six teachers or aides will be present at the school, as much of the teaching is conducted virtually from affiliated campuses across North America. All students will be transported from their homes to the site in passenger vans using carpooling; no school buses are involved. For these reasons there will be no negative traffic impact on any of the surrounding roads.

Since the development will affect only a small area of the 17-acre site, the environmental impact will be minimal. The impact will actually be positive, cleaning up existing unsightly vacant land, debris, and broken pavement, and adding esthetically pleasing landscape, including 18 new trees. The proposed development will not adversely impact the drainage of the surface run off on the site or in the surrounding area.

Because of the contour of the land, the school buildings will be low profile from McCracken Road. Their pleasing residential style will blend in well with the neighborhood, and enhance the value of the surrounding properties. Cleaning up and developing this site will be an improvement to the community.

Historically there were several structures on the land including greenhouses and nursery buildings that gradually got into disrepair. With the new development there will still be many acres of open land. There will be very low intensity of use of the site, resulting in positive impact to surrounding properties.

Overall, the OneSchool Global New England learning center is an ideal use for this site, and will have a positive impact in this residential area of the Town of Millbury.



RECEIVED

FEB 24 2023

MILLBURY PLANNING BOARD

**WAIVER REQUEST FOR 71-73A McCracken Road, Millbury, MA**  
**OneSchool Global New England**

OneSchool Global New England requests the following waivers regarding the application for Site Plan Review referenced above.

1. A waiver of Town of Millbury Bylaw 12.44(e), regarding the scale of building elevation plans. Building elevations have been provided at a scale of  $1/8"=1'$ . The building elevation plans submitted thoroughly and clearly depict the building exteriors at this scale.
2. A waiver of Town of Millbury Bylaw 12.45(o), regarding a curbing. The proposed, privately owned and maintained driveway and parking area is designed with a combination of concrete, bituminous and curbless sections. The curb design is appropriate for the site and will encourage storm water management through retention and infiltration.

Applicant's Signature: \_\_\_\_\_



**TOWN OF MILLBURY, MASSACHUSETTS  
FORM E**

**CERTIFIED LIST OF ABUTTERS**

RECEIVED

FEB 24 2023

MILLBURY PLANNING BOARD

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: OneSchool Global New England

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

Applicant's Signature: \_\_\_\_\_

Mailing Address: 109 Juniper Ridge Road, Westwood, MA 02090

Owner of Property: Hampton Street Baptist Church

Property Address: 71-73A McCracken Road

Assessor's Map #: Map 42 and Map 34

Parcel #: Parcel 7 and Parcel 29

Date of Public Hearing: March 23, 2020

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: \_\_\_\_\_