

**Sturbridge Planning Board
Meeting Notice and Agenda**

**Tuesday
March 28, 2017
6:30 PM**

**Center Office Building – Meeting Room
301 Main Street**

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| 6:30 PM | Call to Order and Approval of the Minutes of March 14, 2017 |
| 6:32 PM | ANR – If Any |
| 6:35 PM | Public Hearing – Blackington LLC is requesting Site Plan Approval for the construction of an accessible route and walkway to the units at 572 Main Street. |
| 7:00 PM | <p>Public Hearing - First, to consider amending Chapter Two – Definitions by updating the definitions for single family dwelling by adding a new definition for Single Family Attached Dwelling and Single Family Detached Dwelling.</p> <p>Second, to consider amending Chapter Seventeen – Open Space Residential Development (OSRD) by updating the permitted and Special Permit uses, adding a new section on building heights, adding a new section on housing types, and updating the section on Reduction of Dimensional Requirements.</p> <p>Lastly, to consider amending Chapter Five, Section 5.01 (a) Permitted Uses to state single family detached dwelling and to update 5.02 Exceptions by Special Permit to include single family attached dwelling within an OSRD, Chapter Six, Section 6.01 (a) Permitted Uses to state single family detached dwelling and to update 6.02 Exceptions by Special Permit to include single family attached dwelling within an OSRD, and Chapter Fourteen, Section 14.01 (a) Permitted Uses to state single family detached dwelling and to update 14.02 Exceptions by Special Permit to include single family attached dwelling, two family dwelling and multi family dwelling within an OSRD.</p> |
| 7:10 PM | <p>Public Hearing - First, to consider amending Chapter Two – Definitions by deleting the definition for Multiple Dwelling Project.</p> <p>Second, to consider deleting Chapter Twenty One – Multiple Dwelling Projects, Chapter Five, Section 5.02 (f) Multiple Dwelling Project by Special Permit, Chapter Six, Section 6.02 (c) Multiple Dwelling Project by Special Permit, and Chapter Fourteen, Section 14.02 (c) Multiple Dwelling Project by Special Permit.</p> |
| 7:20 PM | <p>Public Hearing - First, to consider inserting a new Chapter 21- Off Street Parking, Loading and Drive Thru Standards. This new Chapter will update standards by inserting language for alternative vehicle parking spaces, adding a new Table for required parking spaces and inserting procedures for reductions in required parking spaces and will also consolidate parking standards found throughout the bylaw into one Chapter. A new section on Drive Thru Facilities standards will also be inserted into this Chapter.</p> <p>Second to delete the parking language from Chapter Twenty and Chapter Twenty Five and to renumber as appropriate.</p> |
| 7:30 PM | Public Hearing - This proposal would amend the definitions of Fast Food Establishment and Restaurant contained in Chapter Two and would also insert a new definition for Fast Casual Restaurant in its appropriate location within Chapter Two. |

This proposal would also amend Chapter Seven – Commercial District and Chapter Eleven Commercial II District by inserting Walk Up Establishment and Fast Casual Restaurant as permitted uses.

7:40 PM The proposal would amend the Zoning Bylaw by inserting a new Chapter 31 – Temporary Moratorium on Recreational Marijuana Establishments and would insert a new definition in Chapter 2 for Recreational Marijuana Establishment. The purpose of this temporary moratorium is to allow sufficient time to engage in a planning process to address the potential impacts of recreational marijuana establishments in the Town and to enact Bylaws in a manner consistent with sound land use planning goals and objectives.

7:50 PM Public Hearing - The proposal would amend the Zoning Bylaw by inserting a new Chapter 32 – Marijuana Not Medically Prescribed which would prohibit all non-medical marijuana cultivators, marijuana testing facilities, marijuana product manufacturers, marijuana retailers or any other types of licensed marijuana related businesses within the Town of Sturbridge.

Town Planner Update

Old/New Business

Adjournment

The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.