

**Sturbridge Planning Board
Meeting Notice and Agenda**

**Tuesday
February 23, 2021
6:30 PM**

Virtual Meeting

- 6:30 PM Call to Order and Approval of the Minutes of February 9, 2021
- 6:31 PM ANR – 120/140 Fiske Hill Road – Allworth Realty
- 6:35 PM Continuation of Public Hearing – Fiske Hill East Realty Trust requests definitive Subdivision approval for property located at 30 Main St. & 20 Fiske Hill Rd.
- 6:45 PM Continuation of Public Hearing – Special Permit & Site Plan – 420 Main Street – Porchlight Investments III, LLC
- Applicant requests approval to allow for the conversion of <1 acre of CT zoned lightly wooded property adjacent to the existing 420 Main Street parking lot to an overflow parking lot to support additional business planned for the Table 3 Restaurant Group and existing tenants & shared agreements.
- 6:55 PM Public Hearing – Special Permit & Site Plan – 90 Charlton Road – RLS Complete
- Applicant requests Site Plan approval to allow for the construction of an 83,035 sq.ft. cold storage facility for the import and distribution of frozen food products throughout the region and related site improvements. The applicant is also requesting a Special Permit to construct a building that is greater than 35' high in accordance with Chapter 10, Section 10.02 (c) of the Zoning Bylaw. The applicant is proposing a max building height of 57'.
- 7:15 PM Right of First Refusal – Spencer Solar, LLC – 133, 137, 139 Fiske Hill Road & 48 Old Farm Road
- Town Planner Update
- Next Meeting Dates
- Old/New Business
- Adjournment

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict

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.

limitations on the number of people that may gather in one place, this meeting of the Sturbridge Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at: <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting> For this meeting, members of the public who wish to listen and or watch the meeting either online via the Town's on demand video broadcast, on cable television on Channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post audio and/or video recordings, transcript, or other comprehensive record of the proceedings, on the Town's website, as soon as possible after the meeting.

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