

**Sturbridge Planning Board
Meeting Notice and Agenda**

**Tuesday
April 14, 2020
6:30 PM**

**Town Hall – Veterans Memorial Hall
308 Main Street**

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| 6:30 PM | Call to Order and Approval of the Minutes of February 25, 2020 & March 10, 2020 |
| 6:31 PM | ANR – If any |
| 6:35 PM | <p>Special Permit & Site Plan Review Public Hearing – Caregiver Patient Connection dba Local Roots – 365 Main Street</p> <ul style="list-style-type: none">• Requesting a Special Permit & Site Plan Review to construct and operate a 2,592 sq.ft. Adult Use Marijuana retail establishment and an additional 2,400 sq.ft. Health Club/retail space. |
| 7:25 PM | <p>Special Permit & Site Plan Review Public Hearing – Heal Sturbridge Inc. – 660 Main Street</p> <ul style="list-style-type: none">• Requesting a Special Permit & Site Plan Review to co-locate an Adult Use Marijuana Establishment in the premise in which Heal, Inc. operates an Off Site Medical Marijuana Dispensary. |
| 8:15 PM | <p>Public Hearing to consider The proposal would amend the Zoning Bylaw by updating permitted uses and special exception uses including adding language that would allow a special permit for building heights over 35’ in Chapter 7 – Commercial District. Also proposed is an amendment to Chapter 8 – Commercial Tourist District which would insert Craft Beverage Business with Tasting Room. Chapter 9 – General Industrial District is proposed to be amended by adding language that would allow a special permit for building heights over 35’. The permitted uses in Chapter 10 – Industrial Park District are proposed to be amended to insert new permitted uses and by adding language that would allow a special permit for building heights over 35’. Chapter 11- Commercial II District would be amended by updating permitted uses and special exception uses including adding language that would allow a special permit for building heights over 35’. A new definition for personal service establishment is proposed to be added to Chapter 2- Definitions. Finally, changes to Chapter 19 – Table of Dimensional Requirements are proposed to update footnotes to indicate a special permit may be granted in certain districts for building heights over 35’.</p> |

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.

8:45 PM Town Planner Update

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 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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