



STURBRIDGE PLANNING BOARD

Meeting Notice and Agenda

Tuesday
July 13, 2021
6:30 PM

Town Hall – Veterans Memorial Hall
308 Main Street

6:30 PM **Call to Order and Approval of the Minutes of June 22, 2021**

6:31 PM **ANR – If Any**

6:35 PM **Public Hearing – Adoption of Revised “Rules and Regulations of the Town of Sturbridge Planning Board”**

The revised Rules and Regulations consist of renumbering and revision from its original numbering, as amended through September 12, 2017, to the text of the Rules and Regulations as set forth in the Final Draft of the Code of the Town of Sturbridge, dated March 19, 2021.

6:40 PM **Public Hearing - Special Permit – 178 Main Street – Dragonfly Ibis Sturbridge, LLC**

The applicant requests a Special Permit to allow a reduction in the required off-street parking to satisfy the Town’s parking requirements in regards to the proposed redevelopment of three new tenant retail spaces within the commercial unit formerly occupied by JC Penny’s. Additionally the applicant proposes the replacement of the existing monument sign at the plaza main entry.

6:42 PM **Consideration of Right of First Refusal for property located at 355 Leadmine Road**

Town Planner Update

Updates on Hearing Dates and MEPA comments for proposed warehouse projects in Charlton

Updates on MEPA Comments Noble Energy – 195-201A Charlton Road

Next Meeting Dates

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.

*This meeting of Sturbridge Planning Board will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may listen and or watch the meeting may do so 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). 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>.

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