



**STURBRIDGE PLANNING BOARD**  
**Meeting Notice and Agenda**

**Tuesday**  
**January 10, 2023**  
**6:30 PM**

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

- 6:30 PM**    **Call to Order and Approval of the Minutes of December 13, 2022**
- 6:31 PM**    **ANR – If Any**
- 6:35 PM**    **Continuation of Public Hearing – Blueberry Hills Estates – Site Plan & Special Permit**  
The applicant is proposing the construction of a 55+ manufactured housing community.
- 6:55 PM**    **Waiver of Site Plan – Into the Grain Axe Throwing – 559 Main Street**  
The applicant is requesting a Waiver of Site Plan to allow the operation of a family amusement establishment to be located in the former Manny’s Taqueria.
- 7:10 PM**    **Proposed Zoning Bylaw Amendment – Floodplain District**

**Town Planner Update**

- Next Meeting Dates:
  - o January 24<sup>th</sup>
  - o February 14<sup>th</sup>

**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.*