



STURBRIDGE PLANNING BOARD

Meeting Notice and Agenda

Tuesday
March 28, 2023
6:30 PM

Center Office Building – Meeting Room
301 Main Street

6:30 PM Call to Order and Approval of the Minutes of March 14, 2023

6:31 PM ANR – If Any

6:35 PM Public Hearing – Modification of Site Plan – Noble Energy Real Estate Holdings, LLC – 195-201 Charlton Road

The applicant requests Modification of an approved Site Plan for the property located at 195 and 201 Charlton Road to remove conditions of approval related to the installation of a signalized intersection which were required in the Site Plan Approval granted June 22, 2021 for the Noble Energy Project and to modify the permit to allow temporary access per plans submitted and final transportation mitigation improvements as may be approved by MassDOT for this location. MassDOT has been working with the applicant and has determined the signalized intersection previously approved by the town is no longer adequate based on their latest control evaluation criteria. MassDOT is now recommending investigation of a roundabout.

6:45 PM Drake Petroleum (XtraMart) – 215 Charlton Road – Continuance of Waiver of Site Plan

The applicant is requesting a Waiver of Site Plan to install a new 10'x20' shed to store dry goods for the convenience store.

6:50 PM Continuance of Public Hearing – Proposed Zoning Amendments – Flood Plain District

The proposed amendments would amend §300-3.4(C) to insert a new date to reference the new FIRM map panels and Flood Insurance Study that will become effective June 21, 2023, update §300-3.4 (D) in regards to base flood elevation data to be used, updates language in §300-3.4 G (3) (b) to insert more comprehensive language on encroachments, amends language in §300-3.4 G 912) to specify that base flood elevations must be shown for each developable parcel within a subdivision greater than 50 lots or five acres, and finally, deletes the address information shown in §300-3.4 I (3), (4) and J (1) and (2).

Town Planner Update

- Next Meeting Dates:
 - o April 11th

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.

Old/New Business

Adjournment

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and/or conducted via remote means if circumstances warrant, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. <https://global.gotomeeting.com/join/472675877>

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 of the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

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