

**Sturbridge Planning Board
Meeting Minutes
Tuesday, March 10, 2020
Center Office Building**

Present:

Dane LaBonte
Jeff Adams
Michael Chisholm
Christopher Bouchard
Russell Chamberland
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Sue Waters
Charlie Blanchard

Also Present:

Brad King, Old Sturbridge Village
Stephen Fleshman, Architect

R. Chamberland called the meeting to order at 6:30pm and read the agenda.

Approval of Minutes

February 25, 2020

There was not a quorum for approval of minutes; minutes of February 25 will be approved at the next Planning Board meeting.

Waiver of Site Plan – Old Sturbridge Village Cabinet Shop – 1 Old Sturbridge Village Road

Brad King and Stephen Fleshman came forward and gave a background on the cabinet shop project, stating that it would be a 30x20 building located south of the cemetery and that they had already received Conservation approval. They also discussed conservation suggestions, floor plan, elevations, attic access, and handicap access.

J. Bubon stated that she had no concerns about the project, it is ADA compliant, approved by conservation and that she recommends the Board approve the waiver of site plan.

Motion: To approve the waiver of site plan for the Old Sturbridge Village Cabinet Shop. By: C. Bouchard

2nd: J. Adams

Vote: All in Favor (5-0)

Town Planner Update

J. Bubon discussed the following:

- Public Hearing for Proposed Zoning Amendments scheduled for March 24th
- Discussed Planning Board representative to the CPC
- Host Community Agreements have been signed by Caregiver Patient Connection and 253 Organic at the BOS meeting held on March 2nd
- Caregiver Patient Connection filed for a Special Permit & Site Plan Review to construct a new building for an Adult Use Marijuana facility and fitness center at 365 Main Street – Public Hearing is scheduled for April 14th at the Town Hall
- Discussed process and set up site visits with the Board for Caregiver Patient Connection
 - Monday April 7th at 4pm and 6pm
- Explained process of receiving quotes for peer review traffic study for both CPC and Heal
- Discussed potential site visit for Heal
- Discussed the March 5th BOS meeting to consider endorsing the Host Community Agreement for Heal – did not have quorum.

Two citizens came forward to ask about 9 Holland Road. J. Lacy took their email address to send them the minutes from the February 25th Planning Board meeting in which 9 Holland Road was discussed.

Old Business

The Board and J. Bubon discussed the cancelation of the CPTC conference and the current COVID-19 situation.

New Business

None

Adjournment

Motion: To adjourn meeting. By: M. Chisholm

2nd: C. Bouchard

Vote: All in Favor (5-0)

Meeting Adjourned at 6:55 PM

Minutes prepared by: Jeneé Lacy

Clerk of the Board: by Jean M. Bubon

Date signed: 6/23/2020