

**Sturbridge Planning Board
Meeting Minutes
Tuesday, June 23, 2020
Town Hall & Virtual**

Present:

Charlie Blanchard
Sue Waters
Dane LaBonte
Jeff Adams
Christopher Bouchard
Russell Chamberland
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Michael Chisholm

Also Present:

Brad Alsup, Pilot Travel Center
Matt St. Laurent, NBM Realty LLC

C. Blanchard called the meeting to order at 6:30pm and read the agenda and COVID notice.

Approval of Minutes

June 9, 2020

Motion: To approve the minutes from June 9, 2020 as amended. By: S. Waters

2nd: R. Chamberland

Roll Call Vote: All in Favor (6-0)

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

Town Planner Update

- Annual Town Meeting reminder – June 29, 2020
- Update on restaurant outdoor dining
- Indoor dining now approved in MA

Continuation - Site Plan Review Public Hearing – Pilot Travel Center – 400 Haynes Street

J. Bubon gave an update on the progress of the project, stated she is asking Pilot for completed materials by June 30, 2020, and recommended the Board continue the public hearing to July 14, 2020.

B. Alsop gave a small update on the project.

Motion: To continue the public hearing for Pilot Travel Center at 400 Haynes Street (Rt. 15) until the July 14, 2020 Planning Board meeting. By: J. Adams

2nd: S. Waters

Roll Call Vote: All in Favor (6-0)

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

STL Group, LLC – 423 Main Street - Waiver of Site Plan

J. Bubon presented the plans for the project at 423 Main Street.

M. St. Laurent gave a background and explained the scope of the project.

The Board discussed Artist live/work space.

Motion: To approve the Waiver of Site Plan for STL, Group, LLC at 423 Main Street with the following conditions:

- **The Artist Studios shall only be rented to those tenants meeting the definition noted in the bylaw.**
- **All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.**
- **All other necessary permits and approvals must be obtained prior to the start of construction.**
- **All necessary plans and reviews must be provided to the Building and Fire Departments for review and approval prior to beginning construction.**
- **Any pavement or changes to the parking lot will require a Site Plan Approval and a Notice of Intent.**

By: J. Adams

2nd: C. Bouchard

Roll Call Vote: All in Favor (6-0)

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes
J. Adams – Yes
D. LaBonte – Yes
R. Chamberland – Yes

Town Planner Update Continued

- Discussed next Planning Board meetings
- J. Bubon on vacation the week of July 5th
- Discussed the limited public hours of the COB and Town Hall

Old Business

- C. Bouchard inquired if the Planning Board would be meeting in person in July
 - J. Bubon stated that meetings will still be virtual for the time being

New Business

None

Adjournment

Motion: To adjourn meeting. By: R. Chamberland

2nd: S. Waters

Roll Call Vote: All in Favor (6-0)

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

D. LaBonte – Yes

J. Adams – Yes

R. Chamberland – Yes

Meeting adjourned at 7:10PM

Minutes prepared by: Jeneé Lacy

For

Clerk of the Board: Juan M. Bubon

Date signed: 7-16-2020