

**Sturbridge Planning Board
Meeting Minutes
Tuesday, September 22, 2020
Town Hall & Virtual**

Present:

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

Absent:

Russell Chamberland

Also Present:

Jeff Bridges – Town Administrator
Jayesh Patel – Owner of property – 21 New Boston Road
Patrick Doherty – MidPoint Engineering & Consulting, LLC
Michael Jacobs – Glickman, Kovago & Jacobs

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

Approval of Minutes

September 8, 2020

Motion: To approve the minutes from September 8, 2020 as written. By: J. Adams

2nd: S. Waters

Roll Call Vote: (6-0)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm - Yes

J. Adams – Yes

D. LaBonte – Yes

C. Bouchard – Yes

Jay Patel to discuss Village Gateway Zoning

J. Bubon introduced Jay Patel and gave a background on the Village Gateway District zoning in Chapter 27. Discussed that J. Patel is struggling to find a business to go into the vacant location next to Panera Bread.

P. Doherty gave a background on the vision for the property, no banks have wanted to go into the space but multiple fast food franchises have reached out, interested in the location but are not allowed in the zoning district.

M. Jacobs discussed the process they went through trying to find a bank to fill the location but because of the lack of visibility from Route 20, banks are not interested.

J. Patel discussed that they have tried to find other fast casual restaurants to go into the location but so far have not found an interested party, which is why they would like to discuss opening the district to more business options.

J. Bubon discussed other uses allowed in the district and different restaurant type's allowed, square footage of locations and drive-thrus.

The Board was in favor of looking at the zoning changes to give businesses more flexibility.

Town Planner Update

J. Bubon discussed the following:

- Next Meeting – October 13, 2020
- Update regarding the MVP plan – asked C. Blanchard if he was available to participate.
- Update on the Housing Production Plan
- Update on the Green Communities Grant

Old Business

None

New Business

None

Adjournment

Motion: To adjourn meeting. By: S. Waters

2nd: C. Bouchard

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

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

J. Adams - Yes
C. Bouchard - Yes

Meeting adjourned at 7:13 PM

Minutes prepared by: Jeneé Lacy

on behalf of
Clerk of the Board: Jean M. Bubon

Date signed: 10/14/2020