



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

**Tuesday**  
**March 14, 2023**  
**6:30 PM**

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

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

**6:31 PM ANR – If Any**

**6:35 PM 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).

**6:40 PM Drake Petroleum (XtraMart) – 215 Charlton Road – 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.

**Town Planner Update**

- Next Meeting Dates:
  - o March 28<sup>th</sup>
  - o April 11<sup>th</sup>

**Old/New Business**

**Adjournment**

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and may be conducted via remote means if circumstance 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.

*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.*