



STURBRIDGE PLANNING BOARD
Meeting Notice and Agenda

Tuesday
September 13, 2022
6:30 PM

Center Office Building – Meeting Room
301 Main Street

- 6:30 PM Call to Order and Approval of the Minutes of August 23, 2022**
- 6:31 PM ANR – If Any**
- 6:35 PM Continuation of Public Hearing – Site Plan & Special Permit – Blueberry Hills Estates**
 The applicant is proposing the construction of a 55+ manufactured housing community.
- 6:36 PM Waiver of Site Plan – 484 Main Street/3 Arnold Road - Rapsallion**
 The applicant is requesting a Waiver of Site Plan to open a lounge in the downstairs of current location, serve on the outdoor patio, and update the parking.
- 6:45 PM Waiver of Site Plan – 220 Holland Road – Hemlock Ridge Golf Course**
 The applicant is requesting a Waiver of Site Plan to construct a 50'x24' golf cart pen.

Town Planner Update

- Next Meeting Dates:
 - o September 27, 2022

Old/New Business

Adjournment

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, 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. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. 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.