

**Sturbridge Planning Board  
Meeting Minutes  
Tuesday, January 10, 2023  
Center Office Building**

**Present:**

Dane LaBonte  
Sue Waters  
Jeff Adams  
Charlie Blanchard  
Wally Hersee  
Michael Chisholm  
Brad Goodwin  
Jeneé Lacy, Administrative Assistant



**Absent:**

Jean Bubon, Town Planner

**Also Present:**

John Shevlin, PARE  
Justin Stelmok, Blueberry Hills Estate  
John Stelmok, Blueberry Hills Estate  
Peter Engle, McClure Engineering  
Deb St Laurent, 15 Williams Road  
Jerry St Laurent, 15 Williams Road  
Keith Devarenne, Into the Grain  
Errica Devarenne, Into the Grain

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

**Approval of Minutes**

December 13, 2022

**Motion: To approve the minutes of December 13, 2023 as written.**

**By: S. Waters**

**2<sup>nd</sup>: W. Hersee**

**Vote: All in Favor (7-0)**

**Town Planner Update**

C. Blanchard discussed the Conflict of Interest training sent out by the Town Clerk and the Quarterly CMRPC meeting. J. Adams stated he would be attending.

Next Meeting Dates:

- January 24<sup>th</sup> – if there are no new filings this meeting will be canceled.

- February 14<sup>th</sup>

### **Continuation of Public Hearing – Blueberry Hills Estate – Site Plan & Special Permit**

Justin Stelmok, John Stelmok and Pete Engle came before the Board. Justin Stelmok discussed the changes to the original proposal and the open space plan. B. Goodwin asked about the grading and recreational space. Justin Stelmok discussed the grading, club house, garden, and other recreational options. He also discussed the proposed street names. J. Shevlin discussed the peer review, stormwater and stated that everything of concern has been resolved. Justin Stelmok stated that he is currently in limo with the Conservation Commission and asked that the public hearing be continued to February 14, 2023.

**Motion: To continue the public hearing of Blueberry Hills Estate to February 14, 2023.**

**By: S. Waters**

**2<sup>nd</sup>: J. Adams**

**Vote: 6-0-1 (B. Goodwin Abstained)**

#### *Documents Reviewed:*

- *A plan entitled Special Permit and Site Plan “Blueberry Hill Estates” 55+ Manufactured Housing Community Lot 3 Berry Farms Road, Sturbridge, Massachusetts. Applicant Justin Stelmok – 557 Southwest Cut-Off Worcester, MA 01607 Dated 4/1/2022 Revised 11/10/2022 (includes revised phasing plan 11/10/2022);*
- *Memorandum from John P. Shevlin, P.E., Pare Corporation dated November 29, 2022 Re: Engineering Review Services – Blueberry Hill Estates – Site Plan & Special Permit – 30 Main Street/20 Fiske Hill Road, Sturbridge, Massachusetts (Pare Project No.:22088.00);*
- *Email dated November 30, 2022 from Jean M. Bubon, AICP, Town Planner commenting on J. Shevlin review noted above clarifying several comments;*
- *Email dated December 1, 2022 from Lt. Jennifer Ashe regarding satisfaction with the grade change with regards to fire apparatus entering the property;*
- *Email dated December 1, 2022 from Peter Engle, P.E. to Jean M. Bubon and Jennifer Ashe discussing the grade percent change for the approach at Berry Farms Road, email included an exhibit;*
- *Correspondence dated December 19, 2022 from McClure Engineering to Jean M. Bubon, AICP and Rebecca Gendreau Re: Peer Review #2 Response Letter – Pare Corporation Comments 11/29/22 – 55+ Manufactured Housing Community – Justin Stelmok – Blueberry Hill Estates – Lot 3 Berry Farm Road, Sturbridge, MA;*
- *Supplement Town Planner Report dated 1/3/2023 regarding Street Names and Change of Condition #20 for Blueberry Hill Estates.*

### **Waiver of Site Plan – Into the Grain Axe Throwing – 559 Main Street**

Errica & Keith Devarenne came before the Board. E. Devarenne stated that they were requesting a Wavier of Site Plan to allow the operation of an axe throwing establishment to be located in the former Manny’s Taqueria. She discussed their business model and that it

would be both for adults and children and that refreshments as well as alcoholic and nonalcoholic beverages would be served.

**Motion: To waive site plan review with the following conditions:**

- **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 must be provided to the Building and Fire Departments for review and approval prior to installation;**
- **All signage required approval of the Design Review Committee and Building Inspector prior to installation.**

**By: J. Adams**

**2<sup>nd</sup>: W. Hersee**

**Vote: All in Favor (7-0)**

### **Proposed Zoning Bylaw Amendment – Floodplain District**

C. Blanchard discussed that there are new FIRM maps from the state and the Public Hearing process needs to begin to amend the bylaw and the map update to be on the Town Meeting Warrant.

**Motion: That the Planning Board serve as the Petitioner for the proposed changes to the Floodplain District Bylaw and to forward same to the Board of Selectmen to begin the Public Hearing process.**

**By: D. LaBonte**

**2<sup>nd</sup>: S. Waters**

**Vote: All in Favor (7-0)**

**Old/New Business – None**

### **Adjournment**

**Motion: To adjourn meeting.**

**By: D. LaBonte**

**2<sup>nd</sup>: W. Hersee**

**Vote: All in Favor (7-0)**

Meeting adjourned at 6:50 PM.

Minutes prepared by: Jeneé Lacy