

**Sturbridge Planning Board
Meeting Minutes
Tuesday, November 21, 2023
Town Hall**

Present:

Charlie Blanchard
Wally Hersee
David Bourbeau
Brad Goodwin
Taylor Stedman
Dane LaBonte (Arrived at 6:32 PM)
Jean Bubon, Town Planner



Absent:

Sue Waters

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

ANR – If Any

No ANRs filed.

Approval of Minutes

October 24, 2023

Motion: To approve the minutes of October 24, 2023 as written.

By: D. Bourbeau

2nd: B. Goodwin

Vote: All in Favor (5-0)

Town Planner Report

J. Bubon discussed the following:

- Condessa (new restaurant) opened on Thursday, November 16th.
- Noble Energy is hoping to open on December 1st, discussed milling and overlay of Rt. 20 in front of Noble Energy and final inspections. Going into Noble Energy is still Nardelli's and Frisbie's Ice cream.
- Meeting dates:
 - Balloon test - December 2nd – will keep the Board posted
 - December 19th – Special Permit for Pickleball sign, 505 Main Street potential tear down and rebuild for apartments and live/work space by NBM, and will start the Public Hearing for 92 Stallion Hill Road for the wireless communications facility – will be continued to a later date in January. J. Bubon stated that she has requested quotes for peer review.

Continuation of Public Hearing – Site Plan Review – Strubridge PV, LLC – 200 Haynes Street

J. Bubon stated that she has been working with the Applicant's attorney, Jessica Bardi, they have been working to address the peer review comments as well as comments that came up during the public hearing and staff review comments. Separately BSC Group has been working with the Conservation Commission. The Applicant wasn't ready to submit anything to the Board in time for this meeting. J. Bubon recommended the Board continue the Public Hearing without testimony to January 9, 2024 at 6:35 PM.

Motion: To continue the Public Hearing for Strubridge PV, LLC to January 9, 2024 at 6:35pm.

By: B. Goodwin

2nd: D. Bourbeau

Vote: All in Favor (6-0)

J. Bubon mentioned that anyone who has left their contact information on the sign in sheet from the when the Public Hearing was originally opened has been contacted that the Hearing has been continued and will be contacted with the continuation date and time. When new materials come in they will be uploaded to the website for viewing.

Old/New Business

None

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: B. Goodwin

Vote: All in Favor (6-0)

Meeting adjourned at 6:38 PM

Minutes prepared by: Jeneé Lacy