

**Sturbridge Planning Board
Meeting Minutes
Tuesday, February 8, 2022
Center Office Building**



Present:

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

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

Approval of Minutes

November 23, 2021

Motion: To approve the minutes of November 23, 2021 as written.

By: J. Adams

2nd: S. Waters

Vote: All in Favor (7-0)

January 11, 2022

Motion: To approve the minutes of January 11, 2022 as written.

By: S. Waters

2nd: M. Chisholm

Vote: All in Favor (7-0)

ANR – 28 & 48 Hillside Drive – David & Sarah Lafrance

J. Bubon presented the ANR to the Board stating that the plan shows the creation of Parcel B from land owned by Ian & Michelle Neill that will be combined with land owned by Lafrance shown as Parcel A, the remaining land meets the requirements and that she would recommend that the Board endorse the plan as it meets the requirements.

Motion: To endorse the ANR for 28 & 48 Hillside Drive.

By: J. Adams

2nd: S. Waters

Vote: All in Favor (7-0)

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval;*
- *A plan titled “ANR Plan of Land Site Address: Hillside Drive Sturbridge, MA” Prepared for David C. & Susan K. Lafrance, prepared by DC Engineering & Survey, Inc. (32 Cranberry Meadow Road, Charlton, MA) Dated, January 18, 2022.*

Vote to Choose Betterment Committee Representative

J. Bubon explained that they need someone from the Planning Board to serve on the Betterment Committee; the position was previously filled by Russell Chamberland but will need to be filled by a current Planning Board member and asked if there were any volunteers. S. Waters stated that she would volunteer to be on the Betterment Committee.

Motion: To assign S. Waters to the Betterment Committee as the Planning Board representative.

By: W. Hersee

2nd: C. Bouchard

Vote: All in Favor (7-0)

Town Planner Update

J. Bubon discussed the following:

- Update on the Community One Stop for Grown grant Expression of Interest and discussed various elements to the grant and trying to help Noble Energy get their project going;
- Update on the Recreational Trails Master Plan with the Conway School of Design;
- Stated that she does not have all the materials on the marijuana delivery discussion that she wanted to have with the Board, it is unlikely that it will move forward for the Annual Town Meeting as the deadline for zoning articles is April 15th. Once she gets the information, she will discuss with the Board and determine if it is something to pursue;
- Update on 538 Main Street, new business that will be a small food market;
- Next Meeting Dates:
 - There is a conflict with the Board of Selectmen on February 22nd, so the next meeting will be March 8th.
 - No information yet on the Annual CPTC Conference.
- Stated that she will be out of the office February 28th through March 7th

Old/New Business

S. Waters asked for updates regarding, Wicked Licks, the former Jimmy D's location, the former Friendly's location, and the former Santander location.

J. Bubon stated that Wicked Licks is still planning to open, the owner was having a hard time finding contractors. The former Jimmy D's location was supposed to be turned into a

gourmet cheese and meat market but J. Bubon hasn't heard anything from the owner since the waiver of site plan. The former Friendly's is being worked on to turn into Gido's Pizza and Ice Cream. And the former Santander Bank has had a few inquiries but nothing appropriate for the location, and it is now being looked at by the Early Learning Center. S. Waters asked if any businesses were leaving town. J. Bubon stated that there wasn't any.

Adjournment

Motion: To adjourn meeting.

By: W. Hersee

2nd: J. Adams

Vote: All in Favor (7-0)

Meeting adjourned at 7:00 PM

Minutes prepared by: Jeneé Lacy