

**Sturbridge Planning Board
Meeting Minutes
Tuesday, March 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



Also Present:

Priscilla Gimas, 38 Farquhar Road
Paul Rosenbloom, 5 Old Brook Cir.
Jay Patel, 21 New Boston Road
Michael Jacobs, Glickman Kovago & Jacobs

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

Approval of Minutes

February 8, 2022

Motion: To approve the minutes of February 8, 2022 as written.

By: M. Chisholm

2nd: J. Adams

Vote: All in Favor (7-0)

ANR – 21 New Boston Road – Om Shri Ambika, LLC

J. Bubon presented the ANR to the Board stating that the plan shows the division of 21 New Boston Road into two parcels. Ownership will not change, but the recently approved Fix Restaurant needs to be on its own parcel for financial reasons. Appropriate easements for parking access will be prepared and recorded as well. Both lots meet the dimensional requirements and she recommended that the Board endorse the plan as submitted.

Motion: To endorse the ANR for 21 New Boston Road.

By: S. Waters

2nd: W. Hersee

Vote: All in Favor (7-0)

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval;*
- *A plan titled “Site Plan Review Parcel ID: 455-02541-021, 21 New Boston Road Town of Sturbridge, Worcester County, MA” Prepared for Om Shri Ambika, LLC, Jayesh Patel, 208 Main Street, Sturbridge, MA 01518, prepared by Bertin Engineering (39 Elm Street, Southbridge, MA 01550) Dated, February 24, 2022.*

ANR – 25 Westwood Drive – Kristine Zenaro

J. Bubon presented the ANR to the Board stating that the plan shows the creation of three lots A, B & C and the remaining land from land owned by Kristine Zenaro, the proposed lots and remaining land meet the requirements and she recommended that the Board endorse the plan as submitted.

S. Waters asked what the plan was for the property. J. Bubon stated that she wasn't sure but she assumes for residential uses.

Motion: To endorse the ANR for 25 Westwood Drive.

By: W. Hersee

2nd: C. Bouchard

Vote: All in Favor (7-0)

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval;*
- *A plan titled “Plan of Land owned by Kristine L. Zenaro, Westwood Drive & Cedar Street Sturbridge, Massachusetts” Prepared for Kristine Zenaro, prepared by McClure Engineering (119 Worcester Road, Charlton, MA 01507) Dated, February 23, 2022.*

Town Planner Update

J. Bubon discussed the following:

- Update on the Community One Stop for Grown grant
 - The Board and J. Bubon discussed the projects that the Town may try to get grants for, J. Bubon discussed the difference between private/public partnerships and grants for new development vs. existing municipal buildings.
- W. Hersee asked what the status of the Noble Energy project was. J. Bubon discussed the MEPA process and MassDOT permits.
- Next Meeting Dates:
 - March 22, 2022 – Sturbridge Early Learning Academy Waiver of Site Plan filing for the former Santander Bank building.

Old/New Business

S. Waters asked if there were any news in Town regarding Section 8 housing. J. Bubon stated that Section 8 is a voucher that you can use, if you qualify, to offset the cost of rent. S. Waters asked if there is talk about housing in Town that could utilize a Section 8 voucher for. J. Bubon stated that she isn't aware of any, and stated that she is seeking funding from the Community Preservation Committee to hopefully contract with a Housing Consultant to start to implement some of the Towns goals from the recently approve Housing Production Plan. It would not be building apartment buildings but it will help create programs for first time house buyers other types of similar assistance.

S. Waters asked what the status of the Fiske Hill Development was. J. Bubon stated that they have a pre-construction meeting on the 15th and they will start building the roadway. The Stelmoks will be filing with the Planning Board for their 55+ Manufactured Housing Community once the roadway starts to go in. J. Bubon discussed that this community would be private but would still provide affordable options for seniors living in the Community. J. Adams asked if the Stelmoks were locked in to the project and location. J. Bubon stated that there were and have already pre-ordered materials in anticipation of being permitted.

Adjournment

Motion: To adjourn meeting.

By: J. Adams

2nd: S. Waters

Vote: All in Favor (7-0)

Meeting adjourned at 6:52 PM

Minutes prepared by: Jeneé Lacy