

**Sturbridge Planning Board
Meeting Minutes
Tuesday, August 9, 2022
Center Office Building**

Present:

Dane LaBonte
Sue Waters
Michael Chisholm
Charlie Blanchard
Jeneé Lacy, Administrative Assistant
Jean Bubon, Town Planner

Absent:

Wally Hersee
Christopher Bouchard
Jeff Adams

Also Present:

John Strzalka, Dragonfly Ibis, LLC
Bill Skully, Kimley Horn
Roberto Leon, Condesa Restaurant

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

Approval of Minutes

July 26, 2022

Motion: To approve the minutes of July 26, 2022 as written.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (4-0)

ANR – 201 Main Street – Thomas More

J. Bubon stated that the applicant is requesting an ANR to create Lot 1, consisting of 1.0753 acres, from land located at 201 Main Street.

Motion: To endorse the ANR for 201 Main Street, Thomas More.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (4-0)



Town Planner Update

J. Bubon discussed the following:

- Paint & Sip, LLC (Brush if Off) at 559 Main Street – Millyard Marketplace will be leasing the former Stone & Sparrow space. This will enable her to offer a new activity, which will be pottery and increase her overall capacity for her operation. Stated that she is currently working with appropriate departments to obtain necessary approvals and inspections.
- Next meeting dates:
 - August 23rd – Verizon (J. Bubon stated that she would not be at this meeting)
 - September 6th – Election Day
 - September 13th and 27th – regular meetings

Public Hearing – Special Permit – 179 Main Street – Verizon Wireless

S. Waters read the legal notice that was posted in the Southbridge Evening News.

J. Bubon stated that because there is a lack of quorum at the meeting she recommended that the Board vote to continue the public hearing to August 23, 2022 at 6:35pm.

Motion: To continue the public hearing for Verizon Wireless to August 23, 2022 at 6:35pm.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (4-0)

Waiver of Site Plan – 178 Main Street – Dragonfly Ibis, LLC

J. Bubon stated that the applicant is requesting a Waiver of Site Plan to revise the division of spaces at the plaza at 178 Main Street to one fitness center, one “retail” space (two units), one restaurant, and one storage/office in the rear. She stated that she asked the applicant to update the parking analysis and provide for review.

John Strzalka, of Dragonfly Ibis, LLC, came before the Board and gave a background on the project stating that the exterior construction is complete, discussed the possible Mexican restaurant, parking, and the new Tesla charging station parking, which he mentioned would be able to be utilized by other electric vehicles, not just Teslas.

D. LaBonte asked about bike parking at the plaza. J. Strzalka stated that right now there is not any bike parking because it was not required but there is room so he would be willing to put some in if there is a need.

J. Bubon stated that bollards would be required between the parking lot and the proposed patio for the restaurant.

D. LaBonte asked where the transformer for the electric vehicle charging station would be located. J. Strzalka discussed the transformer location and the sand location for winter.

The Board and Bill Skully, of Kimley Horn, discussed the possible bike parking.

J. Strzalka discussed the location of the entrance for the possible Mexican Restaurant. J. Bubon stated that because the façade build out will be different from what was originally approved he will need to go back to the Design Review Committee for approval and will need to come back to the Planning Board for a Waiver of Site Plan for the proposed outdoor patio.

Motion: To approve the Waiver of Site Plan for 178 Main Street, Dragonfly Ibis, LLC as presented.

By: S. Waters

2nd: D. LaBonte

Vote: All in Favor (4-0)

Old/New Business

C. Blanchard asked if Rapsallion has come back to Planning. J. Bubon stated that they have not, they were supposed to go to the Board of Selectmen to extend the liquor license to the downstairs of the building and the patio. C. Blanchard asked if Rapsallion has been using the patio space without licensing. J. Bubon stated that she has heard that they are.

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (4-0)

Meeting adjourned at 7:11 PM

Minutes prepared by: Jeneé Lacy