

**Sturbridge Planning Board
Meeting Minutes
Tuesday, September 27, 2022
Center Office Building**

Present:

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



Absent:

Jean Bubon, Town Planner
Christopher Bouchard

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

Approval of Minutes

September 13, 2022

Motion: To approve the minutes of September 13, 2022 as written.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (6-0)

ANR - Thomas More - 195 & 201 Main Street

C. Blanchard discussed that the applicant was requesting an ANR to combine the existing house lot with the remaining commercial land, shown on the plan as Lot 2, and has sufficient frontage.

C. Blanchard stated in full disclosure that he is an abutter across the road on Farquhar Road, from the remaining land, as is S. Waters further down the road.

Motion: To endorse the ANR for 195 & 201 Main Street.

By: D. LaBonte

2nd: M. Chisholm

Vote: All in Favor (6-0)

Old/New Business

C. Blanchard stated that Pine Lake resort would like to add a second pool to their site. The possibility of a second pool was brought up to the Planning Board when Pine Lake received

their Site Plan Approval and had shown where the designated area on the site the pool would be. C. Blanchard asked if the Board was okay with allowing the second pool without a Waiver of Site Plan. The Board agreed that this was okay.

C. Blanchard discussed a meeting he attended in regards to the Noble EV Discovery Center and MassDOT and gave the Board an update on the options regarding Route 20.

Town Planner Update

- Next Meeting Date:
 - October 11th – Kevin MacConnell – Convert a portion of the Country Inn into apartments.
 - October 25th
 - November 15th – Continuation of Hearing for Justin Stelmok – Blueberry Hill Estates, will likely need to be continued again.
 - December 13th

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: M. Chisholm

Vote: All in Favor (6-0)

Meeting adjourned at 6:40PM.

Minutes prepared by: Jeneé Lacy