



Town of Sturbridge Planning Board

Charlie Blanchard, Chair
Christopher Bouchard
Russell Chamberland
Michael Chisholm
Dane LaBonte
Jeff Adams
Susan Waters

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION REQUEST FOR WAIVER OF SITE PLAN APPROVAL

Applicant: Lynn Cormier
58 Town Farm Road
N. Brookfield, MA 01535

Property Owner: Gregory Cormier
107 Central Street
Southbridge, MA 01550

Parcel Information: Assessor's Map 415-02457-380

Zoning Designation: Commercial Tourist District

Property Location: 380 Main Street

Description of Request: The applicant is requesting Waiver of Site Plan Approval to operate an ice cream shop on the premise.

Applicable Section of Zoning By-Law: Chapter 25.04

Date of Meeting: April 27, 2021

Members Present: Christopher Bouchard, Russell Chamberland, Dane LaBonte, Jeff Adams, Charles Blanchard, Michael Chisholm and Sue Waters.

At the Planning Board meeting of April 27, 2021 the previously noted members voted 7-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions:

1. All State and Local Zoning Bylaws and Building Codes be adhered to.
2. All necessary permits be obtained prior to opening.
3. The parking lot be striped to delineate the parking.
4. Lighting shall be added if deemed necessary to safely illuminate the parking lot.
5. The dumpster shall be screened.

Charles Blanchard

Charles Blanchard, Chair

4/30/2021

Date

cc: Walter White, Interim Building Inspector
Property Owner