



# Town of Sturbridge Planning Board

Charlie Blanchard, Chair  
Christopher Bouchard  
Wally Hersee  
Michael Chisholm  
Dane LaBonte  
Jeff Adams  
Susan Waters

Jean M. Bubon, Town Planner

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

Date: November 17, 2022

Applicant: Dragonfly Ibis Sturbridge, LLC  
20900 NE 30<sup>th</sup> Ave Ste 307  
Aventura, FL 33180

Phone: (954)654-0632

Property Owner: Same as Applicant

Parcel Information: Assessor's Map 415-03417-OU1

Book/Page: 59174/177

Zoning Designation: Commercial District

Property Location: 178 Main Street

Description of Request: The applicant is requesting a waiver of site plan to open the downstairs area of location for a lounge, serve on the outdoor patio, and update the parking.

Applicable Section of Zoning By-Law: ARTICLE XIX – Site Plan Review

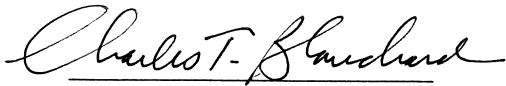
Date of Meeting: November 15, 2022

Members Present: Charles Blanchard, Dane LaBonte, Wally Hersee, Jeff Adams and Sue Waters.

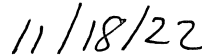
At the Planning Board meeting of November 15, 2022, a motion was made by Mr. LaBonte, seconded by Ms. Waters and voted 5-0 to approve the Waiver of Site Plan 178 Main Street – Dragonfly Ibis, LLC to turn an existing vacant tenant space into Condesa Restaurante. The proposed restaurant will have 118 seats inside and proposes to use the area of the existing overhang as a patio area with 32 seats with a total of 150 seats, with the following conditions:

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- All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
- All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
- All other necessary permits must be obtained prior to the start of construction.
- The site shall be kept in a neat and orderly condition throughout the construction process.
- An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.



Charles Blanchard, Chair



Date

cc: Nelson Burlingame, Building Inspector  
Roberto Leon, Condesa Restaurante  
Ernesto Leon, Condesa Restaurante