



# 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

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

Applicant: Marlene Roufail  
7 Deer Run  
Charlton, MA 01507

Property Owner: BRS Realty Trust  
7 Deer Run  
Charlton, MA 01507

Parcel Information: Assessor's Map 173-02327-029

Zoning Designation: Commercial District

Property Location: 29-31 Brookfield Road

Description of Request: The applicant is requesting Waiver of Site Plan Approval allow the renovation of the existing building into a pizza restaurant and another rental space (retail or office, personal service, etc).

Applicable Section of Zoning By-Law: Chapter 25.04

Date of Meeting: November 10, 2020

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

At the Planning Board meeting of November 10, 2020 the previously noted members voted 6-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions of approval:

1. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.
2. All other necessary permits and approvals must be obtained prior to the start of construction.
3. All necessary plans and reviews must be provided to the Building and Fire and Health Departments for review and approval prior to beginning construction.

Charles Blanchard  
Charles Blanchard, Chair

11/18/2020  
Date

cc: Nelson Burlingame, Building Inspector  
Property Owner