



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: STL Group, LLC
PO BOX 638
Sturbridge, MA 01566

Property Owner: STL Group, LLC
PO BOX 638
Sturbridge, MA 01566

Parcel Information: Assessor's Map 415-02445-423

Zoning Designation: Commercial Tourist District

Property Location: 423 Main Street

Description of Request: The applicant is requesting Waiver of Site Plan Approval to allow the renovation of the existing building into one apartment and four artist studios.

Applicable Section of Zoning By-Law: Chapter 25.04

Date of Meeting: June 23, 2020

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

At the Planning Board meeting of June 23, 2020 the previously noted members voted 7-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions of approval:

1. The Artist Studios shall only be rented to those tenants meeting the definition noted in the bylaw.
2. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.
3. All other necessary permits and approvals must be obtained prior to the start of construction.

4. All necessary plans and reviews must be provided to the Building and Fire Departments for review and approval prior to beginning construction.
5. Any pavement or changes to the parking lot will require a Site Plan Approval and a Notice of Intent.

Charles Blanchard

Charles Blanchard, Chair

6/24/2020

Date

cc: Nelson Burlingame, Building Inspector
Property Owner