



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

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

Date: October 26, 2022

Applicant: Kevin Rothschild-Shea
Architecture EL, Inc.
264 North Main Street, Suite 2
East Longmeadow, MA 01028

Phone: (413)525-9700

Property Owner: Kevin MacConnell
PO Box 60, 530 Main Street
Sturbridge, MA 01518

Parcel Information: Assessor's Map 415-02421-530

Book/Page: 16271/0129

Zoning Designation: Commercial Tourist District

Property Location: 530 Main Street

Description of Request: The applicant is requesting a waiver of site plan to allow the modification of the existing Sturbridge County Inn to allow a mixed use of 4 residential apartments and 8 Residential Inn/Rooms/Suites.

Applicable Section of Zoning By-Law: ARTICLE XIX – Site Plan Review, §300-4.5 A.(3), §300-4.5 A.(2).

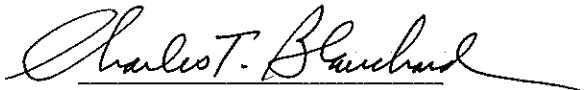
Date of Meeting: October 25, 2022

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

At the Planning Board meeting of October 25, 2022, a motion was made by Mr. Hersee, seconded by Ms. Waters and voted 6-0 to approve the Waiver of Site Plan for 530 Main Street – The Sturbridge Country Inn to allow the modification of the existing Sturbridge

Country Inn to allow a mixed use of 4 residential apartments and 8 Residential Inn/Rooms/Suites with the following conditions:

- All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
- All requirements of the Building Inspector, Fire Inspector and Board of Health must be complied with.
- 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.
- 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.
- The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.


Charles Blanchard, Chair

10/27/22
Date

cc: Nelson Burlingame, Building Inspector
Kevin MacConnell, Property Owner