



Town of Sturbridge Planning Board

Charlie Blanchard, Chair
Christopher Bouchard
Wally Hersec
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: August 12, 2022

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

Phone: (954)654-0632

Property Owner: Same as Applicant

Parcel Information: Assessor's Map 415-03417-U1

Zoning Designation: Commercial

Property Location: 178 Main Street

Description of Request: The applicant is requesting a waiver of site plan to allow a modification of the tenant mix that was previously approved during the Special Permit process for a reduction in required off street parking for the redevelopment of the former JC Penny location. The applicant proposes a revised tenant mix to allow the fitness center, two units of retail space, a restaurant and a storage/office space in the rear.

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

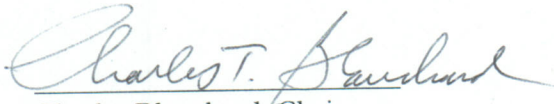
Date of Meeting: August 8, 2022

Members Present: Charles Blanchard, Michael Chisholm, Dane LaBonte and Sue Waters.

At the Planning Board meeting of August 8, 2022, a motion was made by Ms. Waters, seconded by Mr. LaBonte and voted 4-0 to approve the Waiver of Site Plan for 178 Main Street – Dragonfly Ibis for the change of tenant mix to allow the fitness center, two units of retail space, a restaurant and a storage/office space in the rear as proposed with the following conditions:

- The site shall be in conformance with the plans submitted and approved by the Planning Board.
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- 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.


Charles Blanchard, Chair

8/12/22
Date

cc: Nelson Burlingame, Building Inspector
Property Owner