



# Town of Sturbridge Planning Board

Charlie Blanchard, Chair  
Christopher Bouchard  
Michael Chisholm  
Wally Hersee  
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: Julia Nadler  
2 Glenridge Road  
Sturbridge, MA 01566

Property Owner: Yervant Realty  
419 Main Street, Unit 1  
Sturbridge, MA 01566

Parcel Information: Assessor's Map 415-02446-413

Zoning Designation: Commercial Tourist District

Property Location: 413 Main Street

Description of Request: The applicant is requesting Waiver of Site Plan Approval to convert the existing ice cream and sandwich shop into a catering and tasting company.

Applicable Section of Zoning By-Law: Chapter 25.04

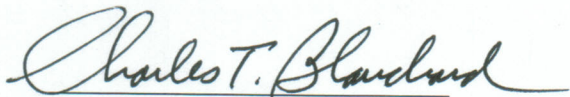
Date of Meeting: November 24, 2021

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

At the Planning Board meeting of November 23, 2021 the previously noted members voted 7-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions:

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 must be provided to the Building and Fire a Departments for review and approval prior to installation.
4. All signage requires approval of the Design Review Committee and Building Inspector prior to installation.



Charles Blanchard, Chair

11/29/21

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Date

cc: Nelson Burlingame, Building Inspector