

Sturbridge Planning Board
Public Hearing
Application for Special Permit
Dragonfly Ibis Sturbridge, LLC

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Planning Board will hold a Public Hearing at the Town Hall, In Veteran's Memorial Hall located at 308 Main Street on **Tuesday, July 13, 2021 at 6:40 PM** on the application of Dragonfly Ibis Sturbridge, LLC, 48 E. Flagler Street PH 105, Miami, FL 33131. The applicant requests a Special Permit pursuant to Chapters 21, Section 21.12, Chapter 22, Section 22.05.5, and Chapter 24 of the Zoning Bylaw to allow a reduction in the required off-street parking to satisfy the Town of Sturbridge parking requirements in regards to the proposed redevelopment of three new tenant retail spaces within the commercial unit formerly occupied by JC Penny's, located at 178 Main Street, Sturbridge, MA 01566. Additionally, the applicant proposes the replacement of the existing monument sign at the plaza main entry.

A copy of the site plan and application can be inspected on the Sturbridge Town Website at <https://www.sturbridge.gov/planning-board/pages/recent-filings> or arrangements can be made to view the application packet by contacting the Sturbridge Planning Department at (508) 347-2508 or by email at jlacy@sturbridge.gov. Any person interested or wishing to be heard on this petition should appear at the time and place designated.

Any person interested or wishing to be heard on this proposal should appear at the time and place designated. Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>.

Charles Blanchard
Chairperson