

Sturbridge Planning Board
Public Hearing
Application for Site Plan Approval & Special Permit
Justin Stelmok

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Planning Board will hold a Public Hearing at the Sturbridge Center Office Building, 301 Main Street, Sturbridge, MA on **Tuesday, May 10, 2022 at 6:35 PM** on the application of Justin Stelmok, 557 Southwest Cutoff, Worcester, MA 01607. The applicant requests a Special Permit as required by the Sturbridge Zoning Bylaw §300-4.2 B(4) and Site Plan Approval in accordance with Article XIX of the Zoning Bylaw to allow a manufactured housing community, Blueberry Hill Estates, to be constructed on the premises known as Lot 3 Berry Farms Road. The applicant is proposing to construct a 71 unit 55+ manufactured housing community. The project consists of 71 units with optional garages, clubhouse, and open space area for residents and related site improvements. The property is located off Lot 3 Berry Farms Road which will be constructed off of the subdivision road (Berry Farms Road) recently approved for Fiske Hill East located at 30 Main Street and 20 Fiske Hill Road.

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 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 who wish to participate remotely may listen and or watch the meeting online via the Town's on demand video broadcast or via cable television on channel 191. 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