



## 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

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

Date: September 14, 2022

Applicant: Hemlock Ridge Golf Course  
Lee Palmer  
179 Sturbridge Road  
Holland, MA 01521

Phone: (508)246-8383

Property Owner: Lee Palmer  
179 Sturbridge Road  
Holland, MA 01521

Parcel Information: Assessor's Map 348-03214-220

Book/Page: 13849/0341

Zoning Designation: Rural Residential

Property Location: 220 Holland Road

Description of Request: The applicant is requesting a waiver of site plan to construct a 24'x50' golf cart pen.

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

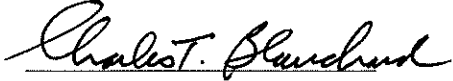
Date of Meeting: September 13, 2022

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

At the Planning Board meeting of September 13, 2022, a motion was made by Mr. LaBonte, seconded by Ms. Waters and voted 6-0 to approve the Waiver of Site Plan for 220 Holland Road – Hemlock Ridge Golf Course for the construction of a 24'x50' golf cart pen with the following conditions:

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

9/15/22  
Date

cc: Nelson Burlingame, Building Inspector