



# 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

---

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

Date: September 15, 2022

Applicant: Cedric Daniel  
6 North Main Street  
Brimfield, MA 01010

Phone: (617)869-5702

Property Owner: Matt Rayla  
3 Charlton Road  
Dudley, MA 01571

Parcel Information: Assessor's Map 415-02433-484

Book/Page: 52084/0110

Zoning Designation: Commercial Tourist District

Property Location: 484 Main Street

Description of Request: The applicant is requesting a waiver of site plan to open the downstairs area of location for a lounge, serve on the outdoor patio, and update the parking.

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

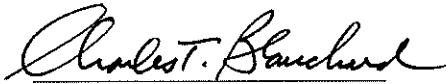
Date of Meeting: September 13, 2022

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 484 Main Street – Rapsallion to open downstairs of location for a lounge, serve on the outdoor patio, and update the parking with the following conditions:

---

- At no time shall there be any more than 100 patrons regardless of what section of the building they are seated within.
- Improvements shown on the plan be installed as proposed.
- The applicant shall work with the Town Planner to find a suitable location on premises for an enclosed dumpster so that the snow storage area is not impeded.
- 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  
Matt Rayla, Property Owner