



Town of Sturbridge Planning Board

Charles Blanchard
Walter Hersee
Dane LaBonte
Jeff Adams
Christopher Bouchard
Michael Chisholm
Susan Waters

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION SPECIAL PERMIT APPROVAL

Date: July 29, 2021

Applicant: Dragonfly Ibis Sturbridge, LLC
48 East Flagler Street PH 105
Miami, FL 33131

Phone: (954)654-0632

Owner: Same as Applicant

Parcel Information: Assessor's Map 415-03417

Zoning Designation: Commercial District

Property Location: 178 Main Street

RECEIVED
2021 JUL 29 PM 3:08
OFFICE OF TOWN CLERK
STURBRIDGE, MA

Description of Request: 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.

The following documents were received and reviewed as part of the initial application submittal on June 28, 2021:

- Cover letter dated June 16, 2021 from Michael Yentile, Senior Project Manager, Kimley Horn, 300 Baker Avenue, Suite 300, Concord, MA 01742;
- Completed application for Special Permit;
- Memorandum dated June 11, 2021 to John Strzalka, Dragonfly Ibis Sturbridge, LLC from Lisa Juan, PE and Michael Connor of Kimley Horn, 300 Baker Avenue, Suite 300, Concord, MA 01742 – Subject: 178 Main Street – Sturbridge Plaza Shared Parking Analysis;
- Plan entitled “Special Permit Application Plans for Sturbridge Plaza – 178 Main Street, Sturbridge, MA 01566”; plan prepared by Kimley Horn, 300 Baker Avenue, Suite 300, Concord, MA 01742. Plan date June 16, 2021;

- Pylon sign existing conditions and proposed sign renderings – File Name: TCII Capital 178 Main Street, Sturbridge, MA prepared by GNS Group – 97 North Clinton Street, Poughkeepsie, NY 12601, Plan Date 6-14-2021 revised 6-15-2021;
- A plan entitled 178 Main Street, Sturbridge, MA Exterior Rendering c2-Designgroup.com (undated) 2 sheets;
- Filing Fee;
- Certified Abutters List;
- Deed for the property;

Additional Information Submitted and Reviewed:

- Correspondence from John Strzalka, Manger, Dragonfly Ibis Sturbridge LLC dated July 9, 2021 regarding the Sign Special Permit Request

Applicable Section of Zoning By-Law: Chapters 21, Section 21.12, Chapter 22, Section 22.05.5, and Chapter 24

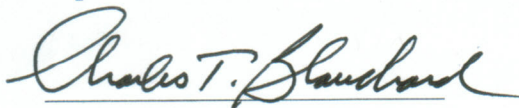
Date of Meeting: July 27, 2021

Members Present: Charles Blanchard, Susan Waters, Jeff Adams, Dane LaBonte and Wally Hersee.

At the Planning Board meeting of July 27, 2021, a motion was made by Mr. LaBonte, seconded by Mr. Hersee and voted 5-0 to approve the Special Permit for a reduction in parking to allow the former JC Penny retail space to be divided into two retail spaces and one fitness center as proposed utilizing the existing parking lot.

At the Planning Board meeting of July 27, 2021, a motion was made by Ms. Waters, seconded by Mr. LaBonte and voted 5-0 to grant the Special Permit requested by Dragonfly Ibis Sturbridge, LLC to replace the existing multi-tenant sign with a new 150 square foot multi-tenant sign as shown on the plans and specifications provided subject to Design Review Committee approval.

Approval has been limited to matters of the Special Permit only and not to construction details. Any persons aggrieved by a decision of the Planning Board may appeal to the Superior Court in accordance with the General Laws, Chapter 40A, Section 17.



Charles Blanchard, Chair

Date Filed

cc: Nelson Burlingame, Building Inspector

TOWN OF STURBRIDGE
OFFICE OF THE TOWN CLERK
CERTIFICATION OF NO APPEAL

Case Number PLN-21-00040
Dragonfly Ibis Sturbridge, LLC

I, Lynne Girouard, Town Clerk for the Town of Sturbridge, hereby certify that twenty (20) days have elapsed since the filing with my office of the above decision on July 30, 2021 by the Planning Board and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

August 19, 2021
Date


Town Clerk

.....

WORCESTER COUNTY REGISTRY OF DEEDS
RECORDING CERTIFICATION

Received _____, 2021 at _____ o'clock and _____ minutes ____ .M. and entered with the Registrar of Deeds in the County of Worcester, Book _____ Page _____.

Attest: _____
Registrar of Deeds