

PUBLIC HEARING NOTICE
STURBRIDGE PLANNING BOARD
PROPOSED ZONING AMENDMENTS

In accordance with the provisions of MGL Chapter 40A, Section 5, the Sturbridge Planning Board will hold a public hearing at **Burgess Elementary School Cafeteria at 45 Burgess School Road**, on Tuesday, September 28, 2021 at 6:35 PM, to consider amendments to the Town's Zoning Bylaw and Zoning Map.

The proposed amendments will insert a new Article XXI – Agricultural Entertainment Overlay District within the Zoning Bylaw. This section will establish an overlay district which will allow for the placement of Equine Centers and related and complementary uses in suitable locations in the Town without altering the requirements applicable to uses permitted in the underlying zoning districts. As proposed, permitted uses may include an Equine Center including equestrian amenities, stables, grooms and trainers quarters and supporting facilities as well as horse racing pursuant to a license issued by the Massachusetts Gaming Commission as required. A variety of additional uses may also be permitted by Special Permit such as in person and online sports betting, sales of horses, festivals, eating and drinking establishments, conference and meeting space, livestock and grain storage and sale, musical and other performances, gift shops, retail sale of agricultural products, recreational vehicle parking, educational uses, veterinary office or clinic, community center, walking and education trails, non-commercial recreational facilities, utilities, and other uses incidental and subordinate to the housing, riding, breeding, showing, study, treatment, training, and racing of horses, as determined and expressly permitted by the special permit granting authority. Also proposed is a definition for Equine Center which is proposed to be inserted in its appropriate location in Section 300-2.2.

A zoning map amendment is also proposed that will establish an Agricultural Entertainment Overlay District consisting of the following parcels of land: 180 Breakneck Road – MLBU 170-/0 5045-180; 16 Cross Road – MBLU 237-04756-016; and 181 Breakneck Road 170-/0 5056 – 181.

Any person interested or wishing to be heard on this proposal should appear at the time and place designated. **Masks will be required for all in attendance at this meeting.**

The proposed amendments may be viewed on the Sturbridge Town Website at <https://www.sturbridge.gov/planning-board/webforms/proposed-zoning-bylaw-amendments> or viewing arrangements can be made 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.

Charles Blanchard
Chairman